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**FOR
SALE**



CITY CENTRE RETAIL PREMISES

253 m² (2,724 ft²)

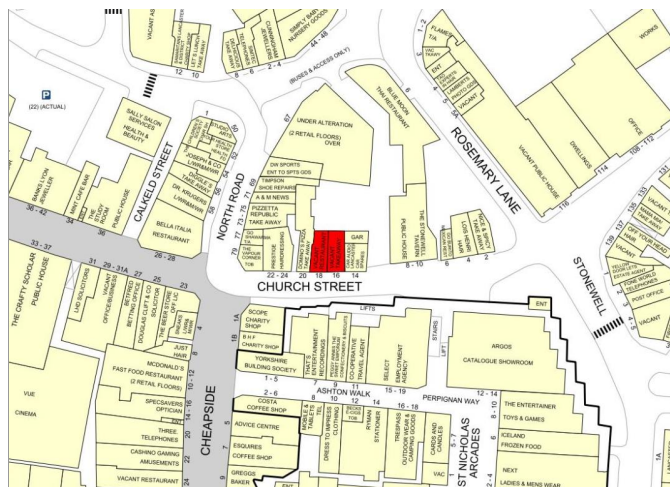
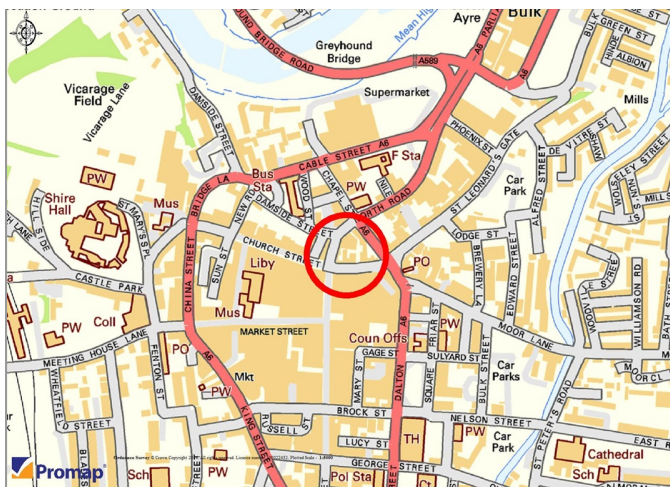
**16-18 Church Street
Lancaster
LA1 1NP**

- Rare opportunity to acquire a freehold
- Excellent central location
- Potential redevelopment (S.T.P.)

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Location

The property is situated fronting lower Church Street close to its' junction with Lancaster's main pedestrianised retail area, Penny Street. Neighbouring occupiers comprise a varied mix of both national and independent retailers including Subway, William Hill, Dominos and The Stonewell Tavern. Church Street benefits from a good level of footfall due to its' close proximity to both St Nicholas Arcade Shopping Centre and Lancaster Bus Station.

Description

The premises comprise two, three storey mid-terraced properties of conventional brick construction beneath a pitched slate roof. Internally, the ground floor consists of two retail units, with number 16 having previously been used as a hot food takeaway business and number 18 being a self contained lock-up property.

Access to the upper floors is gained through 16 Church Street, with the first and second floors presently being interconnected, providing residential living accommodation including kitchen, bathroom and several bedrooms. The basement of the property is also presently being utilised as a whole.

The property is in need of some modernisation and may lend itself to redevelopment, subject to any necessary permissions.

Accommodation

The premises extend to the following approximate internal areas:-

| | m ² | ft ² |
|------------------------------|----------------|-----------------|
| GF 16 Church Street (NIA) | 19 | 205 |
| Kitchen (NIA) | 12 | 129 |
| Rear storeroom (NIA) | 13 | 140 |
| GF 18 Church Street (NIA) | 26 | 280 |
| FF 16-18 Church Street (GIA) | 68 | 732 |
| SF 18-18 Church Street (GIA) | 65 | 700 |
| Basement (GIA) | 50 | 538 |
| Total | 253 | 2,724 |

Services

We understand that mains services including gas, electricity, water, and drainage are available to the premises.

Rating Assessment

16 Church Street has a Rateable Value of £5,100.

18 Church Street has a Rateable Value of £5,500.

Prospective occupiers may therefore be eligible for small business rate relief. Interested parties are, however, recommended to make their own enquiries with Lancaster City Council (tel. 01524 582920).

The upper floors have a Council Tax assessment within Band B.

Planning

16 Church Street has an established use under Class A5 (Hot Food Takeaway) whilst the ground floor of 18 has a use with Class A1 (Retail Shops) of the Town and Country (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own enquiries with the planning department at Lancaster City Council (tel. 01524 582900).

Tenure

The property is understood to be freehold.

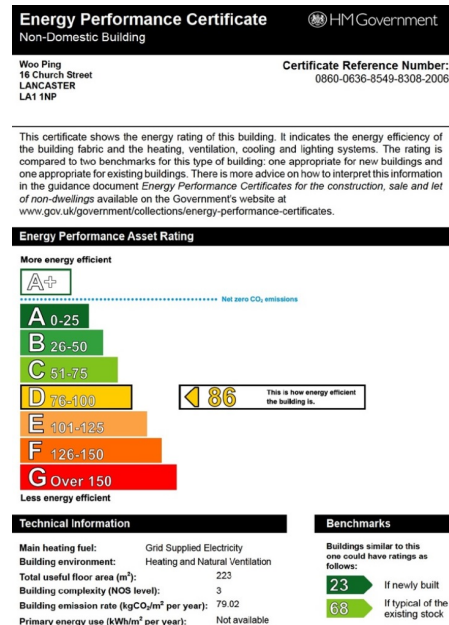
Asking Price

Offers are sought in the region of £275,000.

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that the sale price will NOT be subject to VAT.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01524 60524
 Contact: Victoria Taylor Lewis
 Email: vtl@eckersleyproperty.co.uk