

Chartered Surveyors
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eckersley
incorporating Irvine Taylor

**FOR SALE
(MAY LET)**



ATTRACTIVE RETAIL PREMISES

205 m² (2,206 ft²)

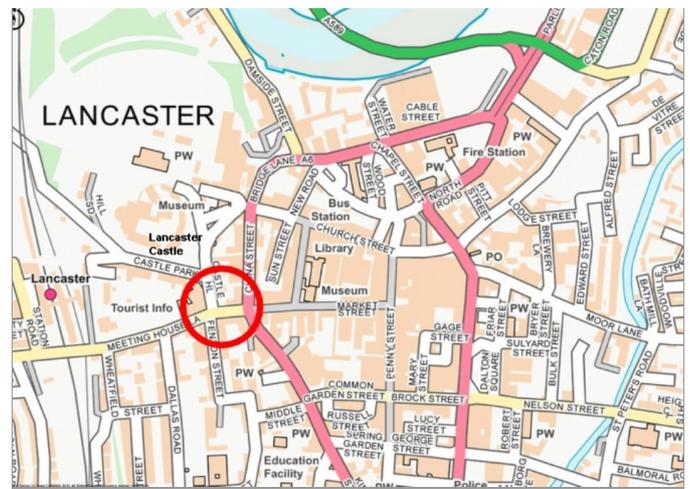
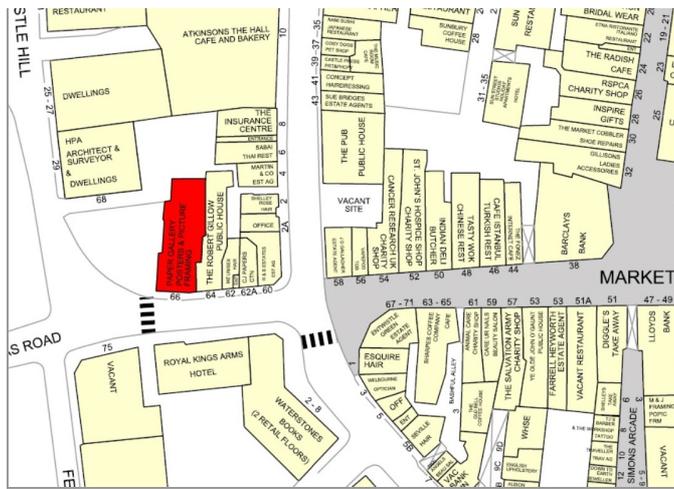
**66 Market Street
Lancaster
LA1 1HP**

- Prominent Position
- Development Potential (STPP)
- Extensive Sales Accommodation

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 China Street
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 LA1 1EX



Location

The property is situated at the end of a parade of shops fronting Market Street close to its junction with China Street which forms part of the one-way system encircling Lancaster city centre. Market Street is the main thoroughfare linking the city centre to Lancaster Railway Station and Lancaster Castle.

The vicinity comprises of a range of retail, leisure and office uses with neighbouring occupiers including Waterstones, The Royal Kings Arms Hotel, The Robert Gillow and The Merchants Public Houses as well as the Storey Institute Centre. Lancaster Centre, a very popular tourist attraction in the city is also located close by.

Description

The property comprises an end terrace building of conventional construction within an attractive glazed double fronted shopfront with central entrance door.

Internally, the property provides sales accommodation at ground floor level with staff kitchen/office and WC facility to the rear. Additional retail accommodation together with a workshop area is provided on the first floor and further storage on the second floor.

An entrance to the right hand side of the property provides separate direct access to the upper floors from Market Street. To the rear of the property there is a large enclosed garden area.

Accommodation

The premises extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Ground Floor		
Sales area	71	764
Rear office/kitchen	13	140
First Floor		
Sales area	45	484
Workshop	27	291
Second Floor		
Storage	49	527
Total NIA	205	2,206

Services

We understand that the premises benefit from connections to mains electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £8,800.

Interested parties should make their own enquiries of Lancaster City Council (tel. 01524 582920).

Planning

We believe the premises benefit from an established use within Class A1 (Retail Shops) of the Use Classes Order 1987 (as amended).

The property has a Grade II Listing (No. 1194970) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as being located within the Lancaster Conservation Area.

Planning permission was obtained under application 15/00409/LB for conversion of the first and second floors to create two self-contained residential flats, albeit the consent has now lapsed.

Tenure

We understand the premises are held freehold.

Our client may also consider a letting of the premises on a new Full Repairing and Insuring lease.

Price/Rental

Offers in the region of £225,000 are invited. Alternatively our client may consider letting the premises at a rental of £16,500 per annum, exclusive.

Photographs and Plans

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

VAT

All prices quoted are exclusive of, but may be subject to, VAT at the standard rate.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building
 The Paper Gallery
 66 Market Street
 LANCASTER
 LA1 1HP
 Certificate Reference Number:
 0990-6957-0351-7160-4004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 0-10
 A 0-25
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G Over 150

Less energy efficient

67 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 264
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 76.49
 Primary energy use (kWh/m² per year): 44E: 54

Benchmarks

Buildings similar to this one could have ratings as follows:
 25 if newly built
 72 if typical of the existing stock

Legal Costs

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01524 60524
 Contact: Mary Hickman
 Email: mh@eckersleyproperty.co.uk