



**FISHER
WRATHALL**
COMMERCIAL



Unit 2. Strands Barn. Strands Farm Lane, Lancaster, LA2 8JF
£20,400 Per Annum



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Location

Hornby is a village in the Lune Valley that is part of the Forest of Bowland. Hornby or Hornby-with-Farleton, is a civil parish in the City of Lancaster in Lancashire, England. It had a population of 729 recorded in the 2001 census, increasing marginally to 730 at the 2011 Census.

The nearest M6 junction is 34 on Caton Road.

The amenities in the village include a Post Office with Tea Rooms, Village Shop, Florist, Butchers Shop and Antiques shop.

Description

Strands Barn Office Development has a unit available to rent. The property has been constructed to a very high standard and incorporates extensive use of natural materials.

The offices overlook green fields and have ample allocated parking.

Accommodation

This middle terrace unit has a ground floor front office, an open plan office space with disabled single wc, shower room and kitchen with stairs to a mezzanine open plan space.

Total approx. 1477 sq ft of space.

The unit comes with allocated vehicle car parking spaces and a communal garden.

Services

Mains water, electricity and drainage are all connected to the property.

Rating

£12,750.00

EPC

B (37)

Tenure

Leasehold

Rent

Rent = £17,000 + VAT = £20400.00

Service Charge = £65 per month plus VAT = £78.00

Incentives available.

Lease

A new full repairing lease for duration to be agreed.

VAT

The property is elected for VAT at the normal rate.


Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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