



**FISHER  
WRATHALL**  
COMMERCIAL



**47 - 49 Market Street, Lancaster, LA1 1JH**  
**Guide Price £750,000**

FOR SALE - FREEHOLD INVESTMENT - 47/49 Market Street, Lancaster. LA1 1JH (Tenants:- Lloyds TSB Bank)



## Location

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 Motorway, it is approximately equidistant from Preston and Kendal which are about 20 miles away. The catchment for the district is in excess of 130,000 (including students) and the City has a population of more than 45,000.

Market Street forms part of Lancasters central pedestrianised retail area being a heavily foot trafficked thoroughfare heading towards the cities main line railway station. Nearby users include Waterstones, Entwistle Green Estate Agents and a variety of both A1 and A2 users together with public houses.

## Description

Lloyds TSB Bank plc

Bank and premises.

Ground Floor: Approx: 1539 sq ft

First Floor: Approx: 1313 sq ft

Second Floor: Approx: 1162 sq ft

Basement: Approx: 902 sq ft.

TOTAL AREA: Approx: 4916 sq ft

## Current Lease Details

FRL = £51,000per annum

Lease expires 2021 (currently under negotiation to extend the lease length)

## Rates

The rateable value - effective from 1 April 2017 is £48,500

## Guide Price

£750,000 (GBP)

## EPC

D (91)

## 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](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

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

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