



# 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 premisies.

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)

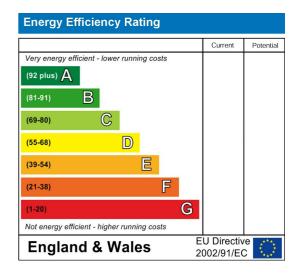
#### **EPC**

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.