



**FISHER
WRATHALL**
COMMERCIAL

Unit at Damside Street, Lancaster, LA1 1AW

£35,000 Per Annum

Newly constructed, ground floor space with potential for various uses planning for A1 and A3 uses. The property occupies a corner plot on Damside St and facing the Bus Station. Completion of built schedule for spring 2020

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 to the South and Kendal to the North, each being about 20 miles away. It also sits on the West Coast Mainline route between London and Scotland. The unit to let is on the ground floor of a brand new development of student accommodation of 14 studios. Close by is the City's bus station and other blocks of student accommodation.

Property Description

Under construction due early 2020, development of a ground floor unit sitting beneath 14 student, studio apartments. A long windowed frontage looks out onto both Wood Street and Damside Street. The property would lend itself well to retail, retail food, convenience store or a variety of restaurant usages all subject to appropriate planning being granted. The unit sits just to the Northern edge of the city center with excellent access to the bus station.

Accommodation

Ground Floor - Open plan floor-space = 290.00 sq m. Disabled toilets.

Services

Mains electric, gas, water and drainage connected.

Rating

Rateable Value : TBC

EPC

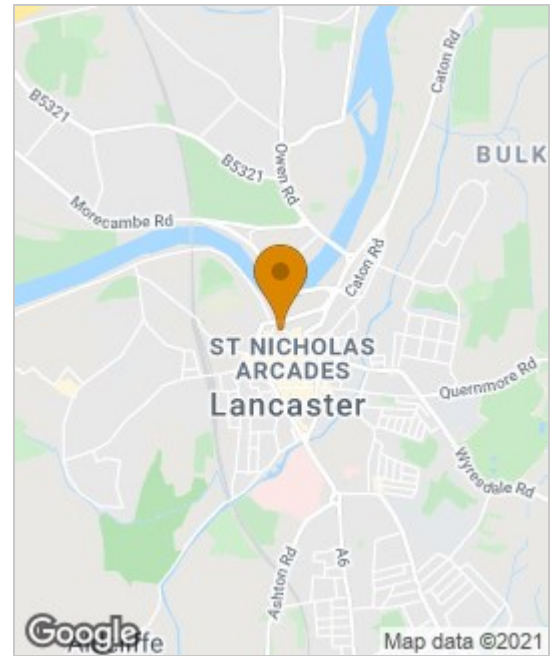
TBC

VAT

The rent will be subject to VAT at the prevailing rate.

Viewing

Strictly by prior appointment with the sole agent Fisher Wrathall Commercial.



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

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