



**FISHER
WRATHALL**
COMMERCIAL



4 New Street, Lancaster, LA1 1EG

Guide Price £40,000

BUSINESS FOR SALE - Leasehold lock up commercial premises. Peter Charles Menswear. City Centre location with a regular customer base. Accounts available on request. New lease terms to be agreed for the premises. Stock available by separate negotiation. Delightful business premises.



Location

Lancaster is a busy University City and a principal town of North Lancashire. Within easy access of the M6 motorway from junction 33 and 34. Preston and Kendal are approx. 20 miles away. The premises are located in the heart of Lancaster City Centre fronting onto a pedestrian thoroughfare that links Church Street and Market Street, that is one of the City's major retail areas.

Nearby occupiers are Nat West, TK Maxx and many other national and local users.

Description

Peter Charles Menswear has been trading for many years and has a regular clientele. Offering quality clothing, fitting and tailoring, this business is truly one of it's kind within the city centre.

The building, service and clothing are of the highest standard and this is an opportunity to buy an established business with a healthy turnover and profit.

The property will be on lease, rent and term to be agreed with our landlord. There is stock available by separate negotiation.

Real character premises.

Accommodation

Approximately 1205.56sq ft over 3 floors.

Very neatly presented, with natural stone work, wooden flooring, shelving and accessories. Fitting rooms on each level.

Kitchen and cloakroom facilities.
Second floor storage.

Lease Terms

A new lease at a rent and term to be agreed. User to be agreed with the landlord if different from existing user. The landlord may require a guarantor.

Legal Cost

The in going tenant to be responsible for the landlords reasonable legal costs incurred in connection with preparation of the lease.

Services

Mains water, electricity and drainage

Rateable Value

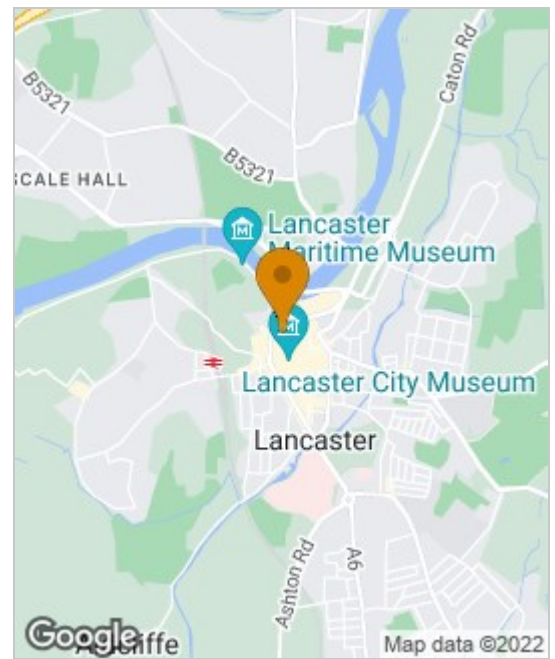
£10,500.

Accounts

Available on request

Viewing Arrangements

Strictly by appointment with the SOLE AGENT 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
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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