



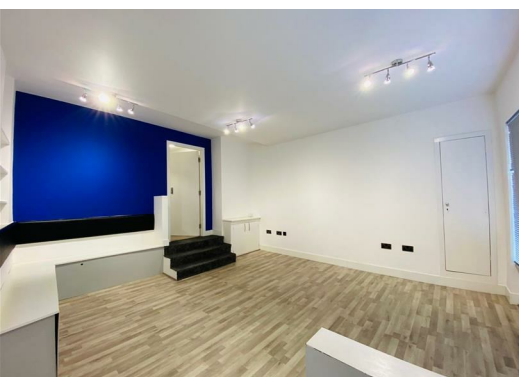
**FISHER  
WRATHALL**  
COMMERCIAL



**73a Prospect Street, Lancaster, LA1 3BL**

**£600 Per Month**

TO LET - Office. Ready to walk into - ideal ground floor office in a prominent convenient location within walking distance of the city centre. Suit new business or downsizer. Realistic rent. Viewing essential.



## Description

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## Ground Floor

### Office

14'11" x 13'10" (4.548m x 4.220m)  
Front Entrance door, steps up to kitchen.

### Kitchen

5'11" x 4'10" (1.804m x 1.481m)  
Modern sink unit, fitted unit and worktop.

### Washroom/w.c.

Modern wash basin and toilet.

### Store Room

5'9" x 4'8" (1.768m x 1.441m)  
Useful storage area with fitted shelving.

### Services

Mains water, electricity and drainage connected.

### Rateable Value

£2,325

### 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<br>2002/91/EC |           |

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