



**FISHER
WRATHALL
COMMERCIAL**



56 Penny Street, Lancaster, LA1 1XF
£13,000 Per Annum



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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.

Penny Street is a sought after secondary trading location forming part of the main pedestrianised precinct of Lancaster's core retail area. Nearby users include both specialist and national retailers.

DESCRIPTION

A mid terrace ground floor lock up shop with a retail area of approx 333 sq ft and basement.

SERVICES

Mains water, drainage and electricity connected.

RENT

£13,000 per annum.

Small Business Rate Relief may apply.

TENURE

A new internal repairing and insuring lease for a period of years to be agreed.

RATING

£9900.00

LEGAL COSTS


The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in connection with the assignment of the lease.

VIEWING

Strictly by prior appointment with the sole agents, Fisher Wrathall, Commercial.
Please call 01524 69922 to arrange





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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