



**FISHER
WRATHALL**
COMMERCIAL



1 Eastham Street, Lancaster, LA1 3AY

Price Guide £45,000

PROMINENT AND POPULAR CORNER SHOP BUSINESS at the junction of Eastham Street and Prospect Street in an ideal location for a general convenience store. This business is long established over many years and is only offered for sale now due to retirement. Realistically priced to sell.



Location

Prominent corner position at the junction of Eastham Street and Prospect Street surrounded by residential property in the popular Primrose area of Lancaster close to the University of Cumbria.

Description

End terraced corner lock up shop unit trading as Londis, a convenience store with store rooms behind. A long established business, well known, catering for the immediate residential neighbourhood.

Accommodation

Ground Floor

Sales Shop

23'8" x 17'10" (7.215m x 5.445m)
Corner front door, fitted display shelving, tiled flooring, access to basement storage.

Rear Store Area

10'6" x 8'2" (3.206m x 2.502m)
Maximum overall measurement including understairs storage, tiled flooring.

Stock Room

10'1" x 7'10" (3.087m x 2.406m)
Plus deep recess, fitted shelving, tiled flooring.

Toilet

Wash basin, toilet, tiled flooring.

Outer Store Area

10'7" x 4'7" (3.240m x 1.408m)

Business

Local convenience store being sold as a long standing business catering for the surrounding residential neighbourhood. Sold as a going concern to include the business, goodwill, fixtures and fittings. Stock at valuation. Lease terms to be agreed.

Services

Mains services available.

Rateable Value

£3,650.

EPC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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



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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