



**FISHER  
WRATHALL**  
COMMERCIAL



**1 Damside Street, Lancaster, LA1 1PD**

**£15,000 Per Annum**

ADJACENT THE CITY CENTRE - Ideal position for many retailers. Prominent corner position at the junction of Damside Street and Calkeld Lane close to the bus station. 2 storey premises. Viewing strongly recommended.



Scan Me For More Details



## Location

Prominent retail location just round the corner from North Road but very close to the bus station and adjacent to Lancaster city centre.

## Description

2 storey commercial premises with very good window display fronting both Damside Street and Calkeld Lane which is a cut through to Church Street.

## Accommodation

### Ground Floor

#### Corner Sales Shop

20'3" x 15'9" (6.175 x 4.816)

Plus deep recess 3.202m x 3.085m (about 10'6" x 10'1"), maximum overall measurement plus staircase leading off.

#### Store Room

10'0" x 6'2" (3.058 x 1.890)

### First Floor

#### Further Sales Area

21'5" x 13'5" (6.529 x 4.104)

Plus deep recess 3.633m x 2.260m (about 11'11" x 7'5"), maximum overall measurement.

#### Kitchenette Area

#### Toilet

#### Services

Mains water, electricity and drainage.

#### Rateable Value

£11,750.

#### Lease Terms

New 5 year lease at a starting rent of £15,000 per annum exclusive of rates on a fully repairing and insuring basis. Guarantor required who must be a home owner. Initial rent free period of up to 3 months allowing for shop fitting out subject to the approval by the landlord of detailed plans. Essential User required.

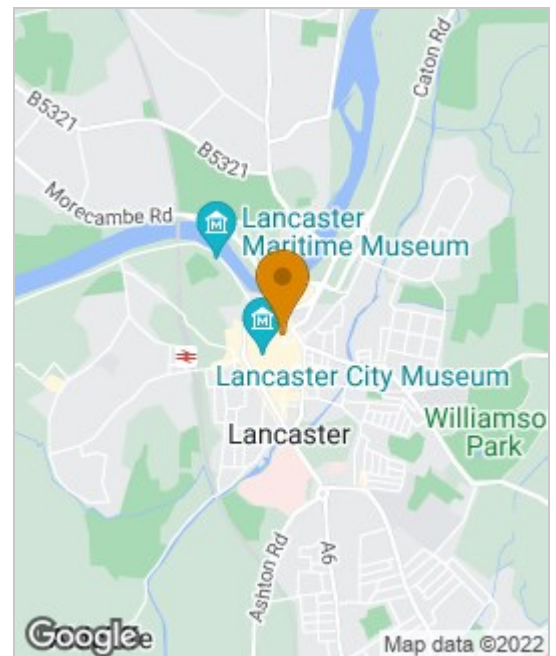
#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing Arrangements

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.

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 2002/91/EC |           |

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