



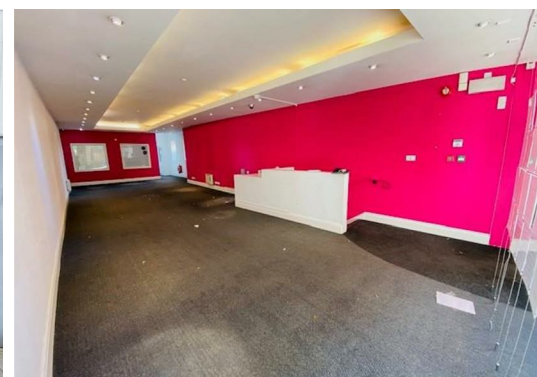
**FISHER  
WRATHALL  
COMMERCIAL**



## 56 Church Street, Lancaster, LA1 1LH

**£15,000 Per Annum**

TO LET - Prominent deceptively spacious commercial premises formerly an estate agent's office situated in a sought after trading location situated immediately behind TK Maxx. Substantial sales area some 15 metres deep with additional offices / store rooms behind. Suit a variety of users subject to any necessary change of use. Viewing strongly recommended.



## Location

Prominent retail location on Church Street to the rear of TK Maxx, close to NatWest Bank and the junction with New Street within Lancaster city centre.

## Description

Substantial 2 storey commercial premises with deep, larger than average ground floor sales area, store rooms and further basement. Excellent window display frontage. Suit a variety of users subject to any necessary change of use.

## Accommodation

### Ground Floor

#### Sales Shop / Office

49'5" x 16'6" (15.067 x 5.047)  
Narrowing to 4.535m (about 14'10") with staircase leading down to basement, prominent shop front..

### Basement

#### Kitchen / Store Room

14'8" x 9'6" (4.473 x 2.911)

#### Cloakroom / Toilet

9'2" x 5'10" (2.799 x 1.782)

### Services

Mains electricity, water and drainage connected.

### Tenure

Available by way of a new internal repairing and insuring lease for a minimum term of 3 years. The landlord will require a guarantor who must be a home owner.

### Rent

£19,750 per annum exclusive of rates.

### Planning

Any change of use may require planning permission. All enquiries should be addressed to Lancaster City Council Planning Department.

### Rateable Value

£13,000.

## VAT

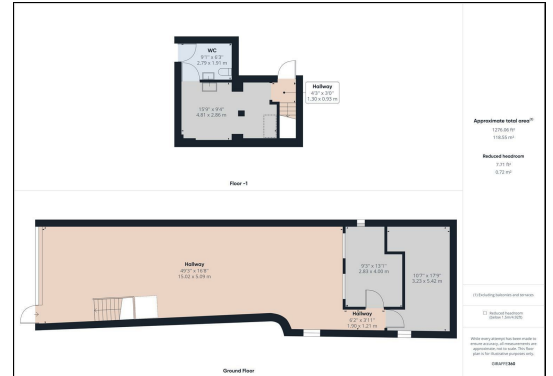
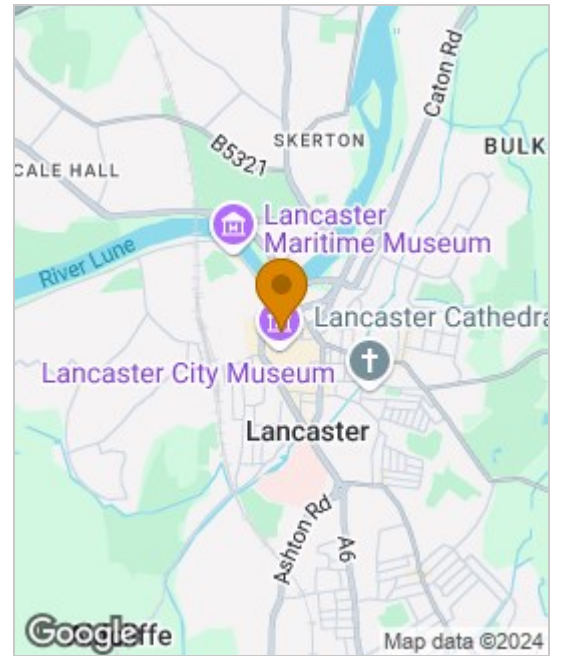
All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. Further details on request.

## Legal Costs

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

## 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 2002/91/EC	

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