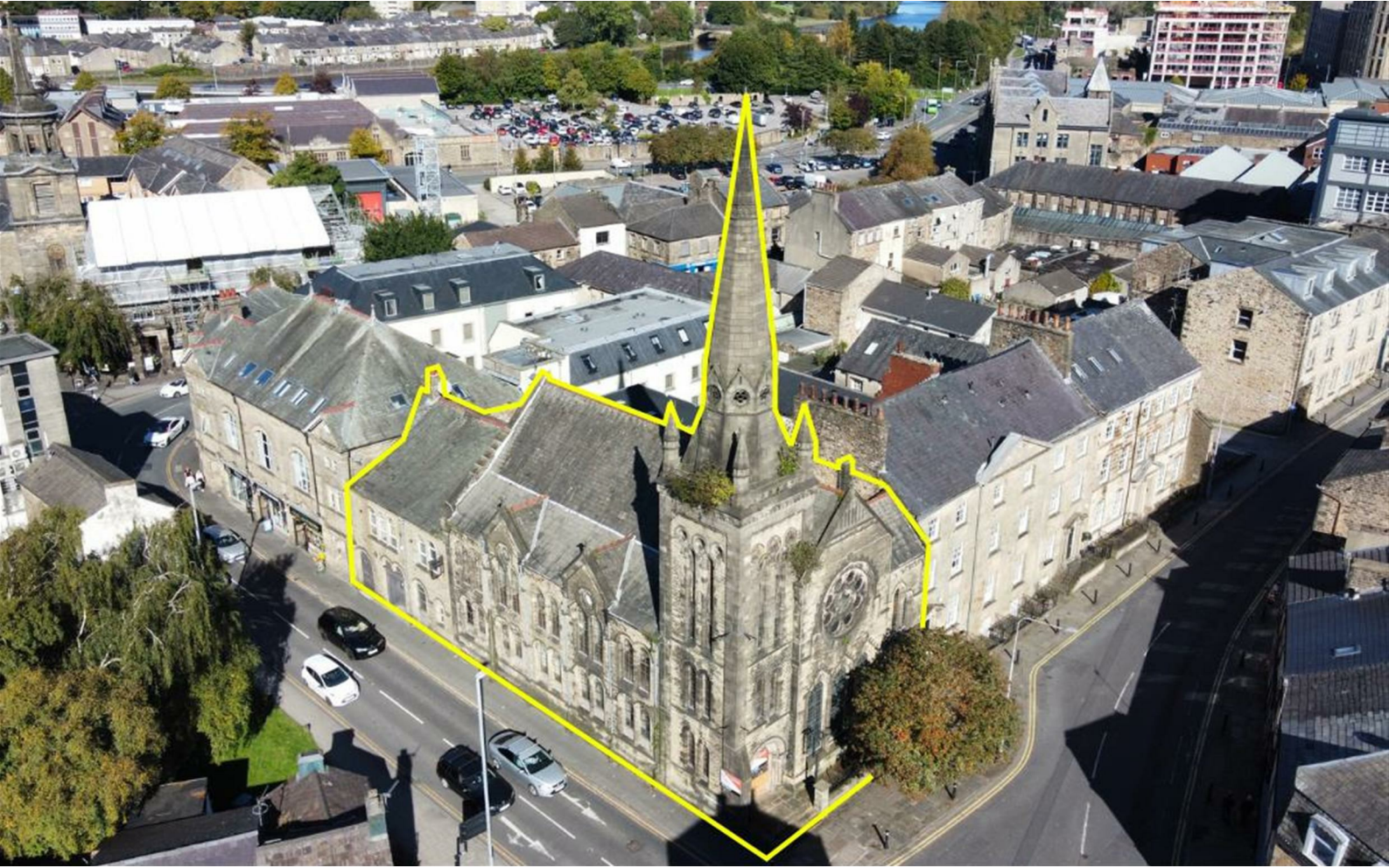




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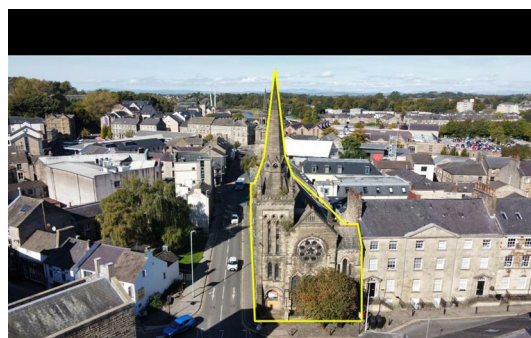
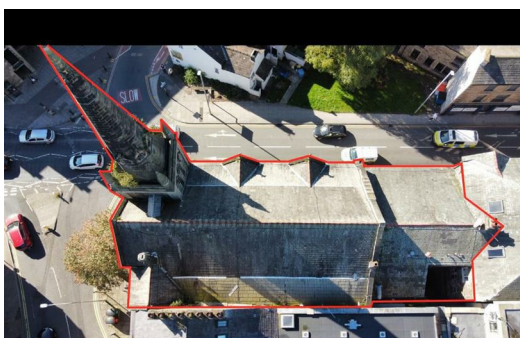
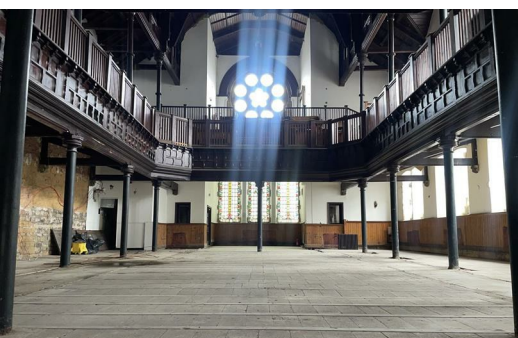
The Friary, 116 St. Leonards Gate, Lancaster, LA1 1NN **Auction Guide £325,000**

FOR SALE - Substantial and most prominently situated former 19th Century Church, corner sited with deep frontage onto the one way system on Rosemary Lane with return frontage to St Leonards Gate.

In recent years used as a student venue bar. Ideally accessible to the proposed Canal Corridor development.

Potential for a number of uses subject to any necessary change of use.

Particularly spacious character premises. Viewing essential to fully appreciate the space on offer.



Location

Lancaster is a vibrant university city with a wealth of history and is the principal town of North Lancashire. The M6 motorway passes to the East of Lancaster, with junctions 33 and 34 to the south and north respectively.

The population for the district is in excess of 130,000 plus students.

The Friary is on the corner of Rosemary Lane and St. Leonard's Gate fronting the one way system on Rosemary Lane within the City Centre.

Description

Originally a 19th century Church. The Friary operated as a quirky pub until it was closed in September 2014. Popular with students it once had the largest projected screen in Lancaster.

An imposing building, which is Grade 2 listed, boasts many period features such as an imposing and distinctive 3 stage tower. It dates from around 1879 – 81 and was originally built as a Congregational Church by JC Hetherington and GD Oliver of Carlisle.

Listed on the Historic England website which shows all the listed buildings.

Requires refurbishment. Some works have been carried out to the premises including asbestos removal, basement tanking and general clearance. Bat and Asbestos surveys.

The premises are ideally placed for access not only to the city centre but also to the Canal Corridor.

Viewing of the property is recommended to fully appreciate its overall character, individuality, space and potential that the property offers subject to any necessary change of use.

Accommodation

Substantial and particularly spacious accommodation on the ground floor plus good sized first floor gallery.

Large expansive open ground floor area ideal for trading and entertaining.

Further accommodation in the basement and spire.

Services

Mains Water, Drainage and Electricity are connected.

Tenure

We understand Freehold.

Rateable Value

£46,500. Currently assessed as public house and premises. Rates currently not payable.

Overall Floor Area

Listing

Built as a Congregational church designed by J. C. Hetherington and G. D. Oliver in free Early English style, it became redundant and was later used as a public house. The church is in sandstone with slate roofs and red clay ridge tiles. It consists of a nave with aisles and a southwest steeple. On the entrance front is a triple lancet window, a rose window, and two round-headed doorways. The right side has two storeys and five bays. The steeple is 120 feet (37 m) high with a three-stage tower containing one of the entrances. It has a corbelled parapet, and octagonal corner turrets with spirelets. On the top is an octagonal broach spire with eight lucarnes.

Originally known as Centenary Church built 1879-1881 it is grade 2 listed.

Planning

Planning application number: 22/00768/FUL

Planning permission was granted for the Installation of replacement windows to Rosemary Lane Elevation and St Leonards Gate elevation and removal of render on Rosemary Lane elevation wall and reinstatement of stone external wall on 25/08/2022.

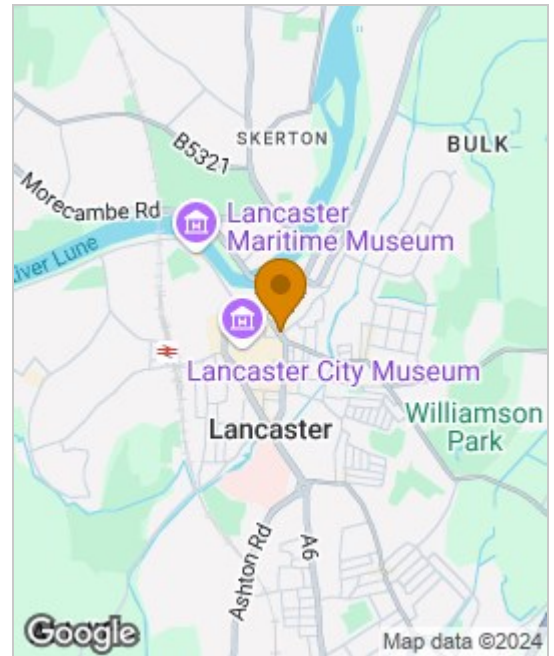
Planning application number: 22/00769/LB

Listed Building Consent granted: Listed building application for the installation of replacement windows to Rosemary Street and St Leonard's Gate elevations, repairs to ferrous bars and stain glass windows on St Leonard's Gate elevations and removal of render on Rosemary Lane elevation wall and reinstatement of stone external wall on 25/08/2022.

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	

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.

82 Penny Street, Lancaster, Lancashire, LA1 1XN

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