



**FISHER
WRATHALL**
COMMERCIAL



The Cloister Workshop Unit, Lancaster Castle, Castle Hill, Lancaster, LA1 1YN

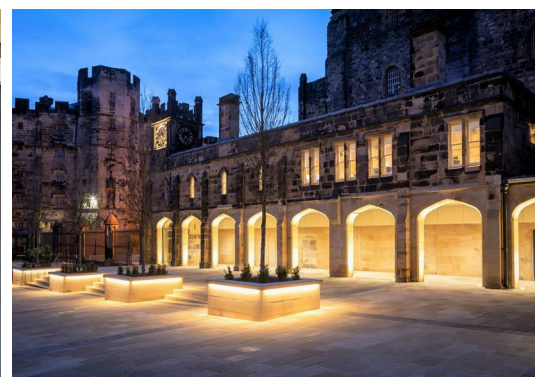
£350 Per Calendar Month

TO LET - THE CLOISTER WORKSHOP UNIT at LANCASTER CASTLE, CASTLE HILL, LANCASTER, LA1 1YN.

RENT £350 per calendar month (exclusive of VAT).

A Rare Opportunity to rent a newly renovated 80 sq ft workshop unit in a prominent courtyard location in the centre of Lancaster Castle.

The preference is for local Artisan users to complement and expand the existing creative community at the Castle.



what three words

///beam.crown.quench

Location

The Cloister Workshop unit is situated in a prime location in the centre of The Castle and close to the ticket office. The Castle is within easy access of Lancaster's city centre, its shops, facilities and public transport links. Also close to Lancaster's railway station giving access to the west coast mainline.

The small, creative and vibrant community at The Castle includes an embroidery workshop, stone sculptor, University teaching space and Atkinson's Castle Café. The Castle attracts considerable visitors for tours including access to the Shire Hall Courts and the Police Museum. In the summer months footfall can exceed 1,000 people per day.

Situated on the heritage trail there is good steady footfall all year round with increased footfall in the summer months.

Description & Accommodation

Located in the shelter of the Castle Cloister, the 80 square foot unit retains much historic character. The original old stone walls are exposed, the services are surface mounted (electric heating) and flooring consists of a Gradus barrier matting footwell and an attractive sealed washable non-slip floor screed.

Electric use is monitored by way of a check meter and billed at quarterly intervals. Communal w.c. facilities are available for use by the Castle community.

Two different sized workshops currently available.

Lease Terms

New flexible lease terms to be agreed with the landlord.

Rent

RENT £350 per calendar month (exclusive of VAT).

EPC

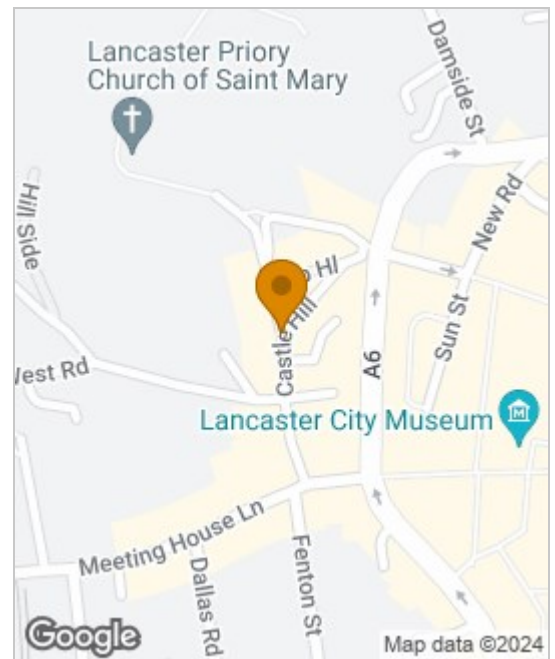
EPC rating C.

VAT

All figures quoted are exclusive of VAT and are subject to VAT at the prevailing rate.

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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