



**FISHER
WRATHALL**
COMMERCIAL

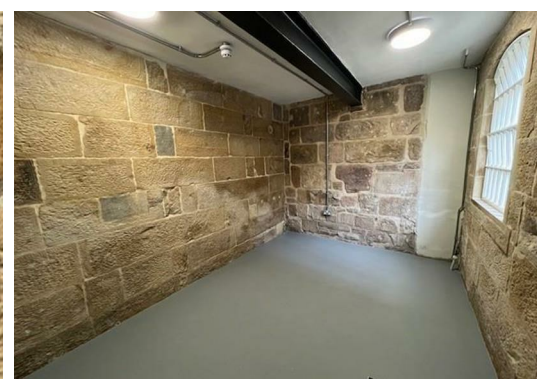


Chapel Yard Workshop Unit, Lancaster Castle Castle Hill, Lancaster, LA1 1YN | INITIATIVES AVAILABLE

£420 (from) per calendar month

A rare opportunity to rent a newly renovated 120 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 community at the Castle.



what three words

///edit.ranch.flops

Location

The Chapel Yard workshop unit is situated in a sheltered courtyard setting by the Castle's Medieval Keep. The Castle is within easy access of Lancaster's City centre, its shops and facilities and public transport links. It is close to Lancaster's main railway station allowing 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 a day.

Description & Accommodation

Located in the shelter of the Chapel Courtyard, the 120 sq ft 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. Electricity use is monitored by way of a check meter and billed at quarterly intervals. A water supplies the unit but is currently capped off. Communal w.c. facilities are available for use by the Castle community.

Two different sized workshops are currently available.

EPC

EPC rating B.

Lease Terms

New flexible lease terms to be agreed with the Landlord.

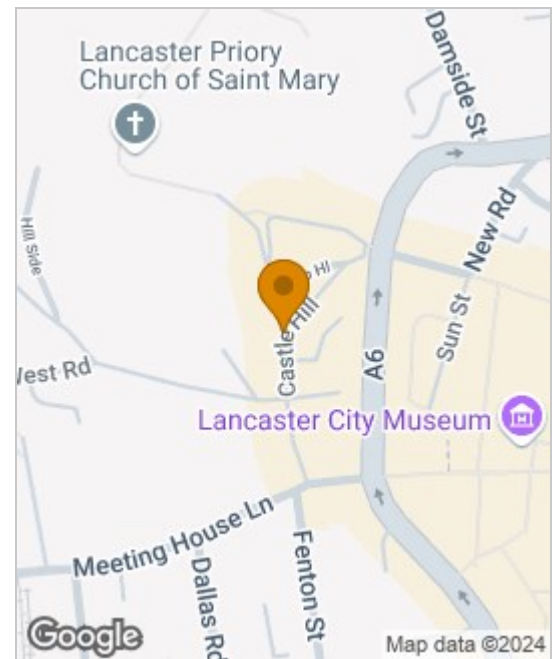
VAT

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

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



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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