



**FISHER
WRATHALL**
COMMERCIAL



9-12 Gage Street, 24-26 Great John Street, Lancaster, LA1 1NG £3,000 Per Calendar Month

TO LET - Prime City Centre location at the junction with Great John Street, Dalton Square and Gage Street offering spacious retail accommodation with potential for other users subject to any necessary change of use.

Extremely prominent ground floor premises, highly visible adjoining the one way system.

Coming available towards the end of the year due to the existing tenant relocating to new premises.

Viewing strongly recommended.



Location

City centre premises fronting the one way system on Great John Street overlooking Dalton Square at the junction with Gage Street.

The subject building is situated in the heart of the city centre within easy walking distance of all amenities.

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

Description

Very prominent and highly visible ground floor retail premises with return glass frontage.

Suit a number of different users due to the shape of the premises, subject to any necessary change of planning use.

Substantial trading space with an overall floor area of some 2110 square feet or thereabouts.

We are advised that the landlord will refurbish the canopy externally.

Accommodation

All ground floor.

Main Sales Area

41'0" x 28'5" (12.516 x 8.668)
Plus recessed dispensing area and consulting rooms, very prominent window frontage.

Overall ground floor area some 2110 square feet or thereabouts.

Rear Store Area

Cloakroom/w.c.

Wash basin and separate toilet.

Services

Mains service connected.

Car Parking

Parking is available separately by

way of a parking permit per space at £750 per annum. There is a car park to the rear of Gage Street.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

Lease Terms

Proposed new lease terms, 10 year lease subject to agreement of the landlord.

Rateable Value

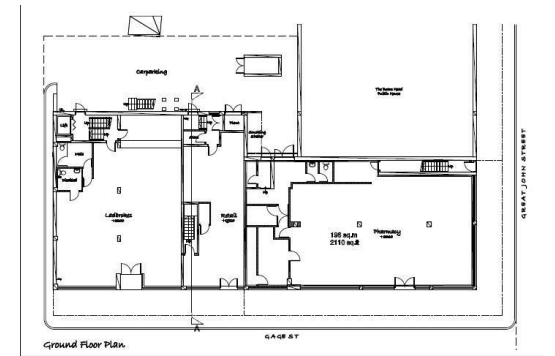
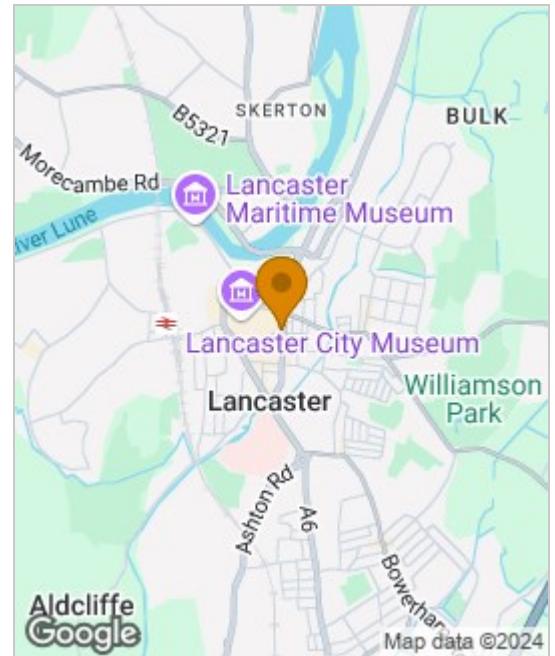
£35,250

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



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.

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