



**FISHER
WRATHALL**
COMMERCIAL



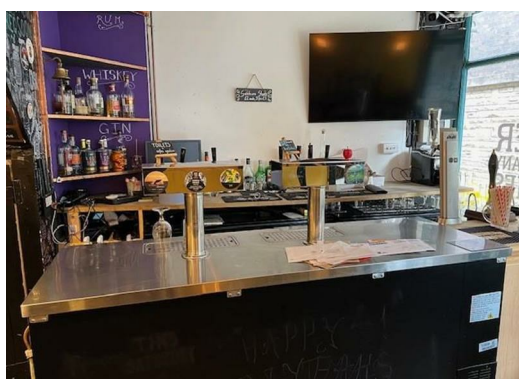
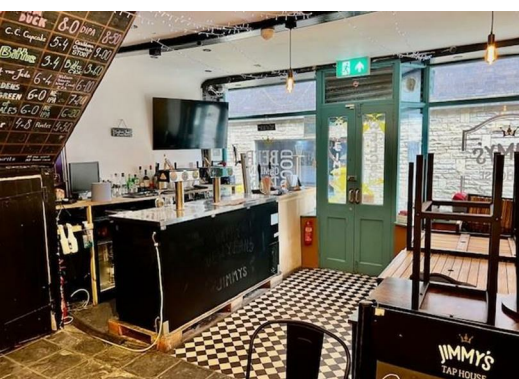
10 Slip Inn Lane, Lancaster, LA1 1JT £1,000 Per Calendar Month

TO LET - A traditional lock up retail unit which has latterly been used as Jimmy's Bar situated in the centre of Lancaster accessed off Market Street.

Attractive 2 storey premises offering character accommodation with double fronted window display.

Currently kitted out as a micro bar. Early viewing is recommended to fully appreciate its potential.

The landlord would also consider selling the premises if someone would prefer, subject to negotiation.



Location

Slip Inn Lane is situated in the heart of Lancaster City Centre as a walk through from busy Market Street to Penny Street as part of the main shopping precinct.

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

A lock up retail unit previously let as a bar and trading as Jimmy's bar.

Double fronted window display, kitted out as a micro bar inside in 2 storey premises.

Available to let. The owner may consider selling the premises subject to negotiation.

Accommodation

Ground Floor

Bar Area

20'0" x 16'2" (6.112 x 4.945)

Maximum overall measurement including bar area and stairs off plus the bay windows.

Store

7'4" x 5'4" (2.254 x 1.639)

First Floor

Sitting Area Plus Recess

16'1" x 11'2" and 10'1" x 9'5" (4.909 x 3.410 and 3.079 x 2.879)

Overall measurement including stairwell.

Toilets

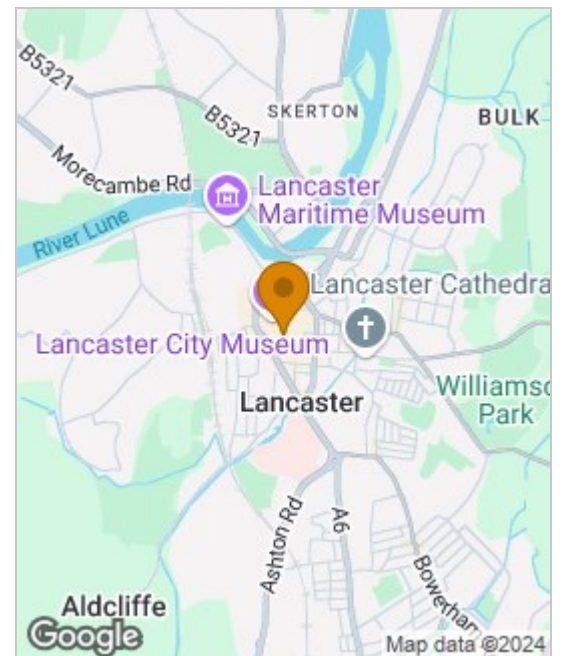
Lease

A new FRI lease for a term to be agreed at £1,000 per calendar month.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street

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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