



**FISHER
WRATHALL**
COMMERCIAL



6-8 Slip Inn Lane, Lancaster, LA1 1JT

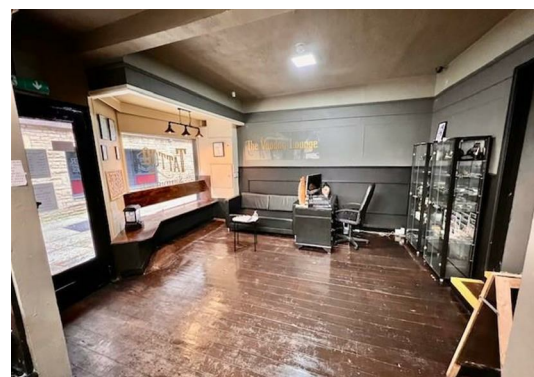
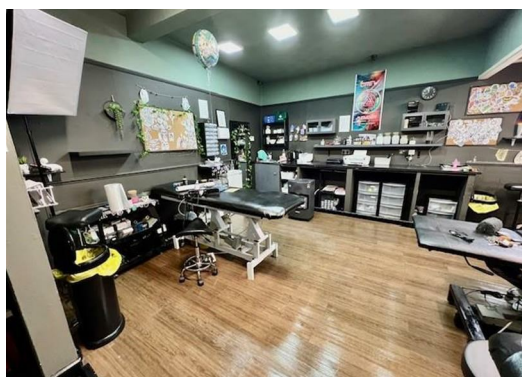
£1,250 Per Month

TO LET - A traditional lock up retail unit which has latterly been used as a Tattoo Parlour situated in the centre of Lancaster accessed off Market Street.

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

Deceptively spacious accommodation. 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.

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

Description

A double fronted lock up retail unit offering deceptively spacious accommodation over 2 floors previously used as a tattoo parlour.

Large window display within the city centre. Available to let. The owner may consider selling the premises subject to negotiation.

Accommodation

Ground Floor

Reception

14'4" x 12'9" (4.389 x 3.911)
Plus bay window seat.

Studio

16'0" x 13'10" (4.897 x 4.228)

First Floor

Large Studio

19'11" x 16'7" (6.081 x 5.061)

Recessed Toilets

Rateable Value

£6,700

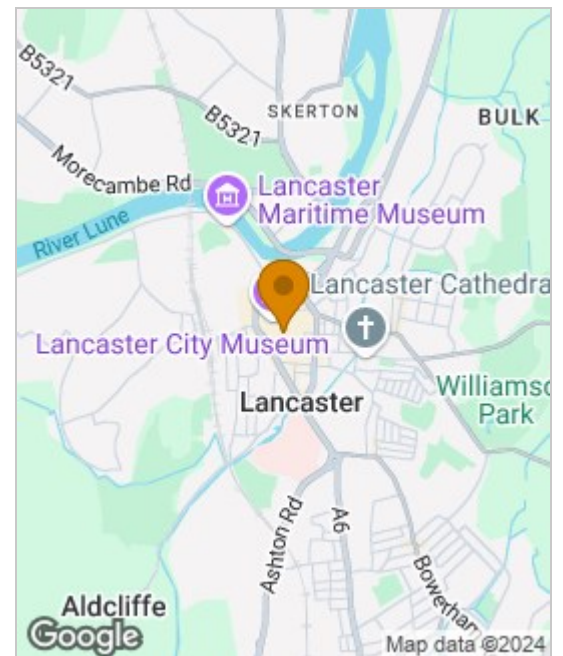
Lease

A new FRI lease for a term to be agreed at £1,250 per calendar month.

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.