



**FISHER
WRATHALL**
COMMERCIAL



54 Church Street, Lancaster, LA1 1LH

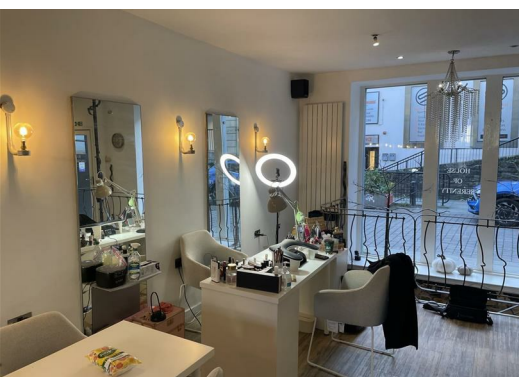
£18,000 Per Annum

TO LET - Very stylish well known Hairdressers which has traded as Guys 'N' Dolls Hair Boutique for many years. The premises now unexpectedly available due to retirement.

Prominent ground floor and particularly large lower ground floor commercial premises plus the attractive outside courtyard space.

Ideal to carry on as Hair and Beauty due to all the fittings within.

Viewing absolutely essential.



Location

Prominent retail location on Church Street to the rear of TK Maxx, close to NatWest Bank and the junction with New Street within Lancaster city centre.

Description

Substantial 2 storey commercial premises with much larger than average lower ground floor sales area as well as the ground floor sales area.

Various storage plus access to a most attractive rear courtyard area.

Well known Hairdressers unexpectedly available after many years trading, due to retirement.

Accommodation

Ground Floor

Sales Area / Salon

29'6" x 17'10" (9.005 x 5.442)

With staircase leading down to lower ground floor sales area.

Lower Ground Floor

Waiting Room

17'3" x 12'7" (5.276 x 3.836)

Overall measurement with Store Room off.

Large further Salon

36'2" x 13'8" (11.028 x 4.180)

Overall measurement plus recess and access into the courtyard.

Rear Treatment Room

17'4" x 11'8" (5.306 x 3.565)

Staff Room

Gas boiler and access to courtyard.

Toilets

Overall Floor Area

Approximately 172 square metres or 1,850 square feet or thereabouts.

Exterior

Most attractive Courtyard area to the rear accessed from the lower ground floor.

Services

All mains services connected. Gas central heating.

Tenure

Available by way of a new internal repairing and insuring lease for a minimum term of 3 years.

The landlord will require a guarantor who must be a home owner.

Rent

£18,000 per annum exclusive of rates.

Rateable Value

£12,750.

VAT

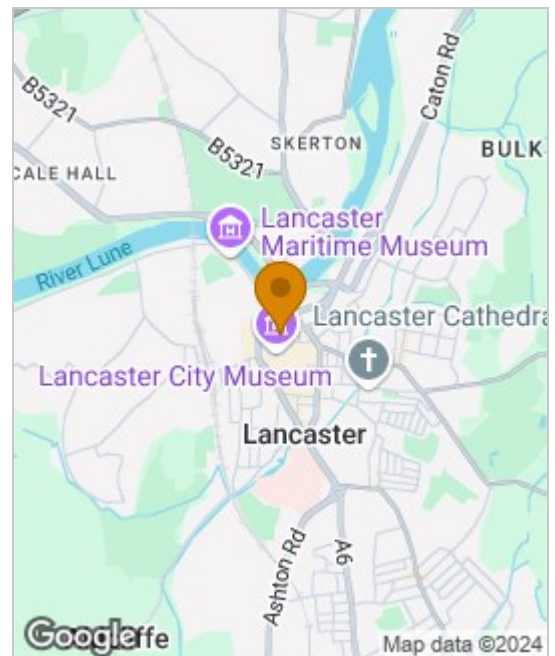
All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. Further details on request.

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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