



**FISHER
WRATHALL**
COMMERCIAL



17 Dalton Square, Lancaster, LA1 1PL
£2,125 Per Calendar Month



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Location

Prime city centre location in Dalton Square opposite the memorial and close to the town hall.

Highly visible premises on the one way system.

Description

Very deceptive retail premises offering much deeper than average sales space on the ground floor plus good basement storage, further first floor retail space and storage on the second floor.

Presently tenanted by Look Fantastic, the premises are ideal for similar use although the landlord would consider any suitable alternative use.

Viewing essential to fully appreciate the sheer space available, the overall style of the premises and general standard of appointment.

Accommodation

Ground Floor

Front Sales Area

30'6" x 17'10" (9.312 x 5.437)

Overall measurement including front entrance and side staircase, open plan to:

Rear Sales Area

34'10" x 15'9" (10.622 x 4.814)

With feature glazed roof.

Basement

Store Room

12'4" x 11'5" (3.764 x 3.502)

Store Room

16'9" x 12'1" (5.124 x 3.701)

Overall measurement including staircase leading off.

First Floor

Additional Sales Area

26'7" x 17'3" (8.111 x 5.261)

Maximum overall measurement into stairwell.

Kitchen

11'5" x 6'9" (3.502 x 2.069)

Sink unit.

Cloakroom/w.c.

Wash basin, toilet.

Second Floor

Store Room

13'7" x 11'3" (4.144 x 3.448)

External Rear Yard Area

Approached from the rear sales area, rear yard area giving access to rear roadway.

Services

Mains electricity, water and drainage connected.

Rateable Value

£17,250.

Lease Terms

Currently retail premises so any other user will require a change of use.

The landlord is flexible on the type of user but would prefer a long term tenant.

Rent quoted £25,500 per annum exclusive of rates on a fully repairing and insuring basis.

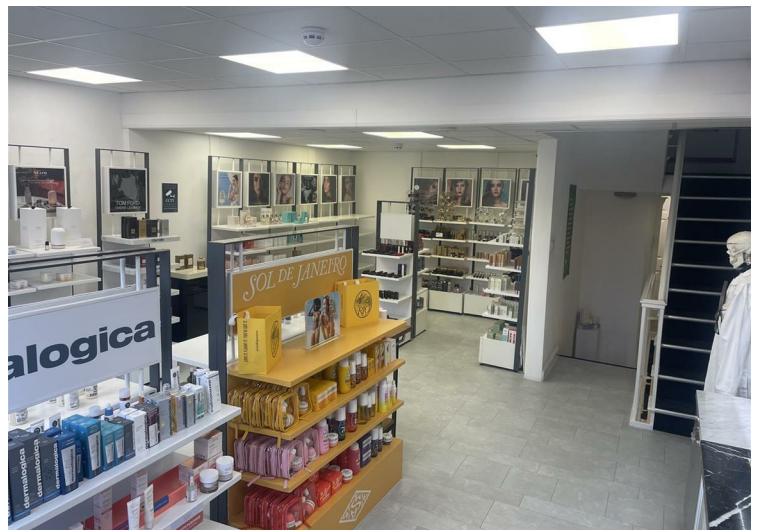
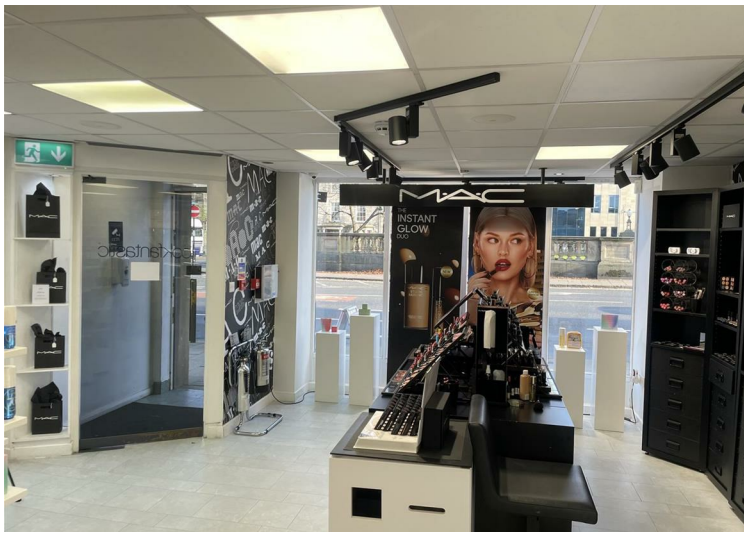
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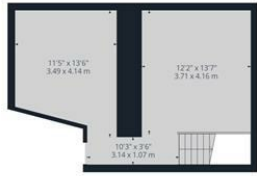
The premises are elected for VAT, so VAT will be due and payable on top of the monthly rent.

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





Floor -1



Ground Floor

Approximate total area⁽¹⁾
 2128.45 ft²
 197.74 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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