



**FISHER
WRATHALL
COMMERCIAL**



7 Chapel Street
Lancaster, LA1 1NZ

£12,000 Per Annum

TO LET - Retail

www.fwcommercial.co.uk

7 Chapel Street Lancaster, LA1

Retail

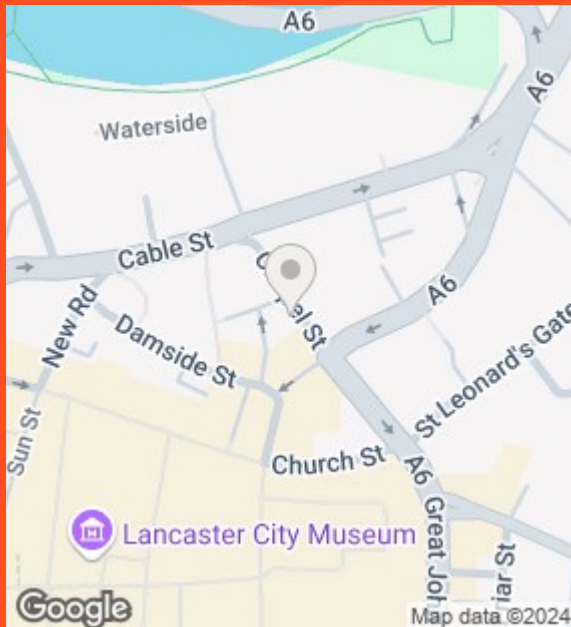


Overview

- Prominent retail unit
- City centre location
- Ground floor & basement
- Communal kitchen & WC facilities
- Lift to all floors
- Large frontage
- Equally suitable for a variety of business needs
- Around 1240 Sq. Ft of useable space

01524 69922

Email: info@fwcommercial.co.uk



LOCATION

Lancaster, a bustling university city and the principal town of North Lancashire, boasts a strategic location adjacent to the M6 motorway, making it approximately equidistant from Preston and Kendal, each about 20 miles away. Chapel Street, located in the heart of the city centre, provides easy access to the bus station and serves as a principal pedestrian link to the nearby Sainsbury's supermarket, enhancing its convenience for daily foot traffic. This street is a prominent retail hub, benefiting significantly from the constant flow of pedestrians moving in and out of Lancaster town centre. The combination of its central location, proximity to key transport links, and heavy pedestrian traffic makes this an excellent site for businesses looking to capitalise on high visibility and accessibility in a dynamic urban setting. This prime position presents a valuable commercial acquisition opportunity for investors or businesses aiming to establish or expand their presence in a thriving retail environment.

DESCRIPTION

This Grade 2 listed mid-terraced retail premises is arranged over ground and basement levels, having been thoughtfully refurbished to enhance its functionality and appeal. The property benefits from lift access and separate WC and kitchen facilities, ensuring convenience for both staff and visitors. It features a large frontage with expansive windows that flood the space with natural light, creating an inviting atmosphere. Additionally, there is a communal entrance and a private kitchen area designated for making beverages and storing dried food, enhancing the workspace's usability. The premises also provide good disabled/wheelchair access throughout all floors of the building, accommodating a wide range of visitors and employees. Currently operating as a bespoke tattoo parlour, the versatility of this space makes it equally suitable for use as an office, beauty parlour, retail shop, or for a variety of other business needs, offering potential buyers a flexible property in a prime location suitable for numerous commercial ventures.

ACCOMMODATION

This commercial property boasts over 430 Sq. Ft of usable space on the ground floor, presented in an open plan format that allows for flexible configuration, complemented by a storage cupboard at

the rear. A staircase leads down to a fully usable basement level, which provides an additional 810 Sq. Ft of space and is enhanced by two further storage cupboards, optimizing the utility of the area. Conveniently, a lift located in the basement area facilitates easy access to the communal toilets and kitchen area situated on the upper floors. This setup not only maximizes the efficiency of the space but also ensures that it can accommodate a range of commercial activities, making it an attractive option for businesses looking for a well-organized property with significant square footage in a prime location.

SERVICES

Mains electric, water and drainage connected. 3 phase electric available.

RATING

Rateable Value : £7,000.

VAT

All terms quoted are exclusive of, but are subject to VAT at the prevailing rate.

LEGAL COSTS

The incoming tenant to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

SERVICE CHARGE

There is a service charge of 20% of the total communal costs.

LEASE

New lease to be agreed with Landlord

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



Office: 82 Penny Street, Lancaster, Lancashire, LA1 1XN

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