

Office Premises To Let

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17/19 Northumberland Street Morecambe LA4 4AZ



Introduction

Morecambe is a seaside resort that has benefited from recent investment on the Promenade and the refurbishment of the art deco building that is the Midland Hotel.

Location

The subject premises front onto Northumberland Street opposite its junction with Victoria Street within the Morecambe central area.

Other users on Victoria Street include solicitors and estate agents. Other solicitors on Northumberland Street include Bannister Bates Solicitors, Wright & Lord Solicitors and Baines Bagguley Solicitors, as well as Mango accountants and several residential users.

In close proximity there are also the Festival Market Hall, the Winter Gardens, Morrison's supermarket, Next, a large gymnasium, etc.

Description

The premises comprise two adjoining and interconnecting terraced units with accommodation arranged over three floors with basement. The premises have a gross internal area of 4,413 sq.ft. / 409.96 sq.m.

There is a small forecourt with enclosed rear yards.

The premises are of traditional stone and brick construction beneath pitched tiled roof surfaces. There are bay windows to the front elevation. Rear elevations have been pebble dashed.

There is a large pay and display car park to the rear.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor 87.42 sq.m. / 941 sq.ft.

First Floor 110.74 sq.m. / 1,192 sq.ft.

Second Floor 81.19 sq.m. / 874 sq.ft.

Basement 58.43 sq.m. / 629 sq.ft.

Services

Mains water, electricity, gas and drainage are all connected or are available for connection to the property.

The premises have the benefit of gas-fired central heating.

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £18,000 rateable value.

Lease

The property is available on a new lease for a term to be negotiated, subject to three yearly upward-only rent reviews, on effectively a full repairing and insuring basis.

Rent

£14,000 per annum exclusive.

Deposit

A deposit may be required by the Landlord to be paid by the ingoing Tenant on completion of the lease, subject to status, said deposit being equivalent to three months' rent.

VAT

All rents quoted above are exclusive of but may be liable to VAT.

Energy Performance Certificate

An EPC for the premises will be available from the offices of Richard P Taylor on request.

Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

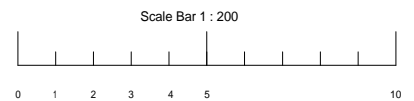
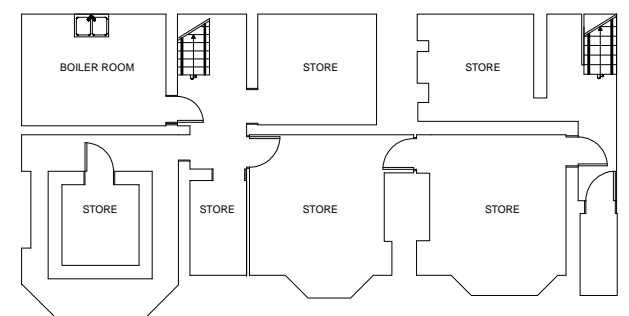
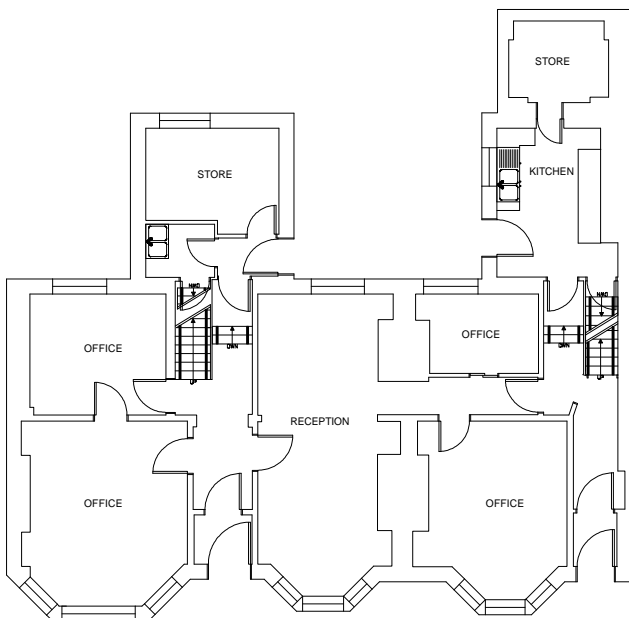
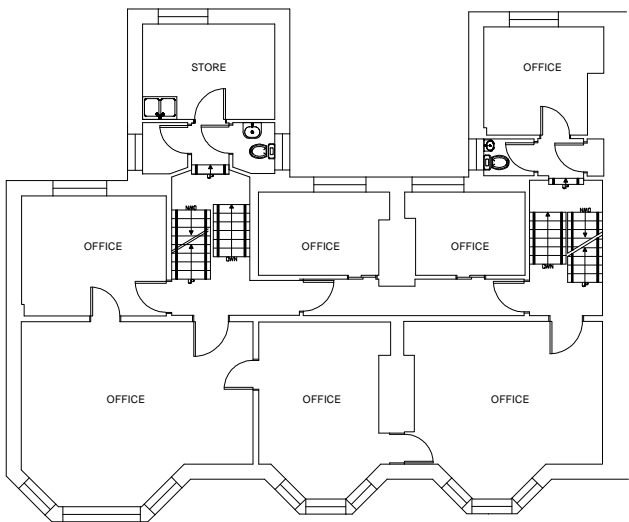
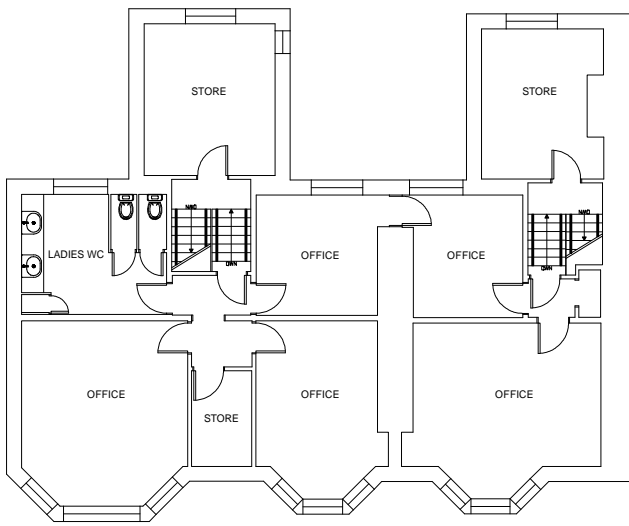
Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

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 Website: www.murtonandco.co.uk

Registered in England 7254725
 Regulated by RICS



Client	JOBLING & KNAPE SOLICITORS
Project	17 - 19 NORTHUMBERLAND STREET MORECAMBE LA4 4AZ
Dwg Ref.	FLOOR PLAN
Date	8 NOV 2011
Scale	Scale 1:200 at A4 or use Scale Bar

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