

## Former Barn To Let

### Pinfold Lane Lancaster LA1 2BJ



#### Introduction

Lancaster is an important administrative city, being the County Town of Lancashire and having many historic buildings.

Lancaster is accessible from the M6 Motorway at Junction 33 to the south and Junction 34 to the east. Similarly, access to the West Coast Main Railway Line running between London Euston and Glasgow is readily available.

The city has a catchment population in excess of 135,000 and a student population of circa 20,000 and benefits from the two universities, namely Lancaster University and the University of Cumbria (formerly S. Martin's). Other major employers include the NHS, Standfast on Caton Road, and various call centres similarly located on Caton Road.

#### Location

The premises front onto Pinfold Lane within the Skerton district of Lancaster being to the north of the city centre and north of the River Lune in what is a predominantly residential area.

12 Sun Street  
Lancaster LA1 1EW  
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#### Description

The premises comprise a former barn, being of stone construction beneath a pitched partly slated and partly corrugated asbestos sheet roof. The premises have the benefit of a large door being 2.29m / 7'6" wide and 3.03m / 9'11" high along with a personnel door.

#### Accommodation

The accommodation comprises briefly as follows:-

Main Storage Area      9.04m x 7.08m.  
63.96 sq.m. / 688 sq.ft.

#### Services

Mains electricity is connected to the property.

#### Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £2,375 rateable value.

#### Lease

The premises are available on a new tenancy for a term to be negotiated, subject to three-yearly rent reviews on effectively a full repairing and insuring basis.

#### Rent

**£2,600** 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 a quarter's rent.

#### Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the Tenancy Agreement in the sum of £200 plus VAT.

#### EPC

An Energy Performance Certificate can be made available on request.

#### VAT

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

## Viewing

Strictly by appointment with the Agents:

Richard P. Taylor  
12 Sun Street  
Lancaster  
LA1 1EW

Telephone: 01524-542717  
Website: [www.rptaylor.co.uk](http://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 Misdemeanors 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.