

First Floor Office Suite To Let

12 Sun Street
Lancaster LA1 1EW
Tel: 01524 542717
Fax: 01524 542716
Email: richard@rptaylor.co.uk
Web: www.rptaylor.co.uk

13 Common Garden Street Lancaster LA1 1XD



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 Common Garden Street, although are accessed from the rear off Russell Street.

Other users within the vicinity include William Hill, Curtain Craft, a Chinese delicatessen, a fruit and vegetable store, kitchen retailer, travel agent, etc. Marks & Spencer is in close proximity as is the prime retailing street of Penny Street.

The Market Hall is opposite. A major bus stop servicing the main bus routes within the city is also opposite.

Description

The premises are of two storeys beneath flat felted roof surfaces.

The ground floor is in separate occupation, being occupied by William Hill.

The first floor accommodation provides quality office accommodation, being generally open plan, and having the benefit of one parking space.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Rear Entrance Lobby

First Floor

Front Office	18.1 sq.m. / 195 sq.ft.
Internal Office Space	47.7 sq.m. / 513 sq.ft.
Kitchen	5.1 sq.m. / 55 sq.ft.
WC Compartment	WC.

Services

Mains water, electricity, drainage and gas are all connected to the property.

Rates

We understand the property is to be reassessed for rates.

Lease

The premises are 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

£375 per calendar month exclusive.

Costs

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

Deposit

The Tenant will be required to pay a deposit equivalent to one quarter's rent on completion of the lease. This requirement is subject to status.

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.

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.