

LANCASTER

37 PENNY STREET

LA1 1UA

PRIME SHOP UNIT TO LET OR FOR SALE

LOCATION

The property occupies a prime trading location on the pedestrianised Penny Street being adjacent to **The Skipton Building Society**. Nearby multiple retailers include **Greggs, Marks & Spencer, Holland & Barrett, Pound Bakery, Clarks, JD Sports, O2, Clintons, Vision Express, Wilko and Card Factory**.

ACCOMMODATION

The premises are arranged on ground, mezzanine, first and second floors with the following approximate areas and dimensions:-

Window frontage	12'2"	3.7m
Internal width (maximum)	13'11"	4.2m
Shop depth	49'0"	14.9m
Ground floor sales	630 sq ft	58.5 sq m
Ground floor store	120 sq ft	11.1 sq m
Mezzanine store	165 sq ft	15.3 sq m
First floor ancillary	312 sq ft	29 sq m
Second floor ancillary	264 sq ft	24.5 sq m



LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£25,000** (twenty five thousand pounds) per annum exclusive.

FREEHOLD

Our client will consider a freehold sale with vacant possession at **£ 250,000** (two hundred and fifty thousand pounds) .

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£22,750
UBR 2023/2024	49.9p

The latest Government retail relief scheme gives qualifying retail , hospitality and leisure businesses a discount of **75%** on the rates payable from **1st April 2023** until **31st march 2024** (up to a total saving of £ 110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Lancaster City Council (01524 582 000).

EPC

The property has a rating of **E (114)**. A certificate and recommendations are available upon request.



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33/37 Watergate Row
Chester
CH1 2LE
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www.ocklestonbailey.co.uk

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but are liable to, VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

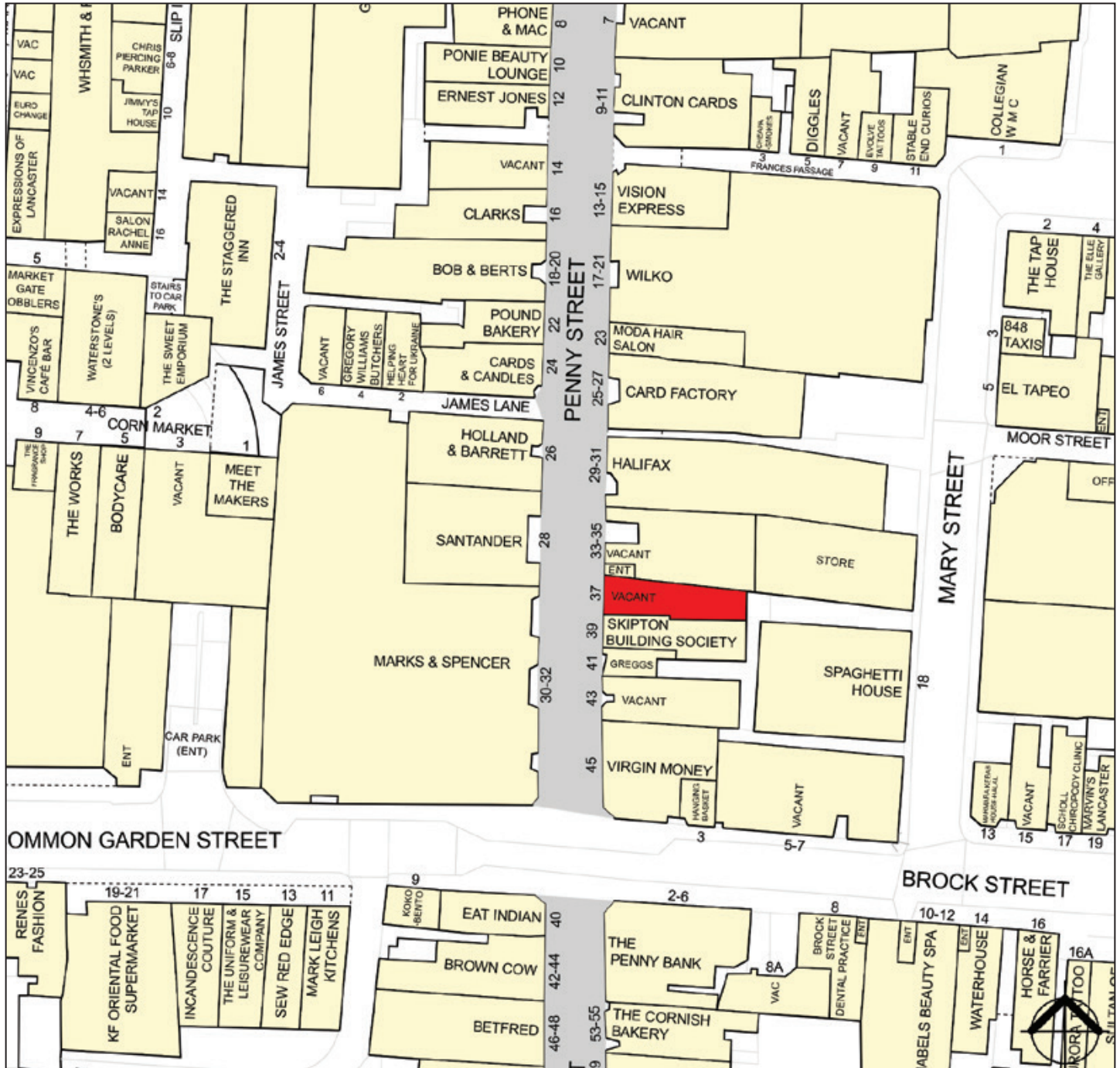
STRICTLY by appointment through:- Hugh Ockleston of Ockleston Bailey
Tel: **01244 403444**. Email: hugh@ocklestonbailey.co.uk

Or our joint agent Mary Hickman of Eckersley

Tel: **01524 60524**. Email: mh@eckersleyproperty.co.uk

SUBJECT TO CONTRACT

HWO/d/150822



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