



**FISHER  
WRATHALL**  
COMMERCIAL



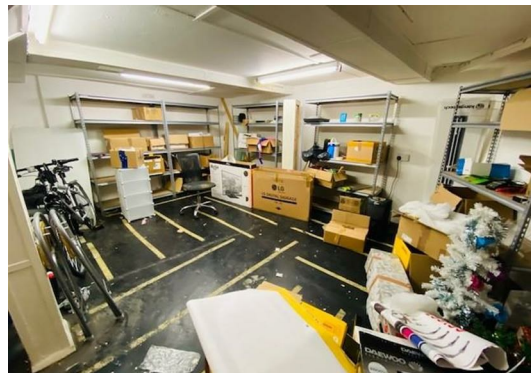
**79 North Road, Lancaster, LA1 1LU**

**£12,000 Per Annum**

TO LET - Extremely prominent corner retail shop at the junction of North Road and Church Street enjoying dual frontage within the city centre. The premises have been occupied by a vape shop known as The Vapour Corner and are now available to let on a new lease. Ideal location for various trades with accommodation both on the ground floor and basement. Competitive rent. VACANT. Early viewing strongly recommended.



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## Location

Extremely prominent retail location on the corner of North Road and Church Street within Lancaster city centre.

## Description

Very prominent vacant 2 storey commercial premises with ground floor sales area and basement storage. Excellent window display fronting both North Road and Church Street, opposite Cheapside in the city centre. Go to premises.

## Accommodation

### Ground Floor

### Retail Shop

20'7" x 14'9" (6.290 x 4.503)

Maximum overall measurement plus recess, roller shutters to windows and front door.

### Cloakroom/w.c.

Wash basin and toilet.

### Basement

### Storage / Retail Area

18'7" x 12'8" (5.677 x 3.864)

Plus recess and staircase leading off.

## Services

Mains electricity, water and drainage connected.

## Tenure

Available by way of a new internal repairing and insuring lease for a minimum term of 3 years. The landlord will require a guarantor who must be a home owner.

## Rent

£12,000 per annum exclusive of rates.

## Planning

Any change of use other than retail may require planning permission. All enquiries should be addressed to Lancaster City Council Planning Department.

## Rateable Value

£13,000.

## VAT

All terms quoted are exclusive of, but may be liable to VAT at the prevailing rate. It is understood these premises have been elected for VAT, so VAT will be due and payable on the rent as well.

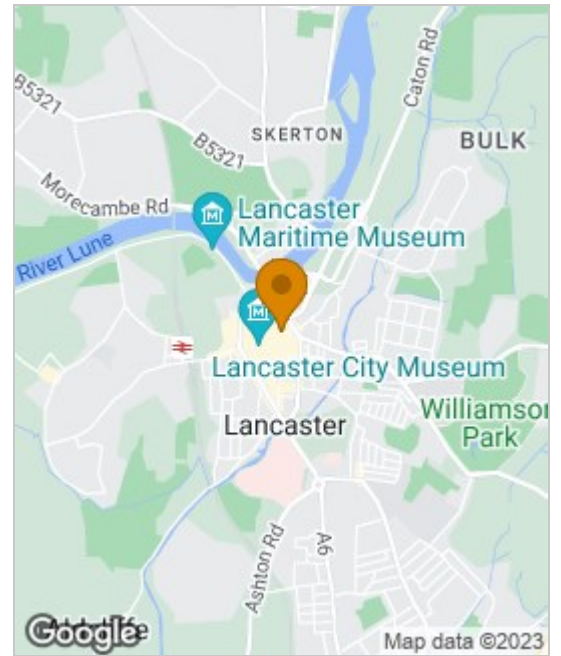
## Legal Costs

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

## 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](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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82 Penny Street, Lancaster, Lancashire, LA1 1XN

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