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**TO LET
FOR SALE**



**INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY**

PERIOD CITY CENTRE OFFICE PREMISES

192 m² (2,045 ft²)

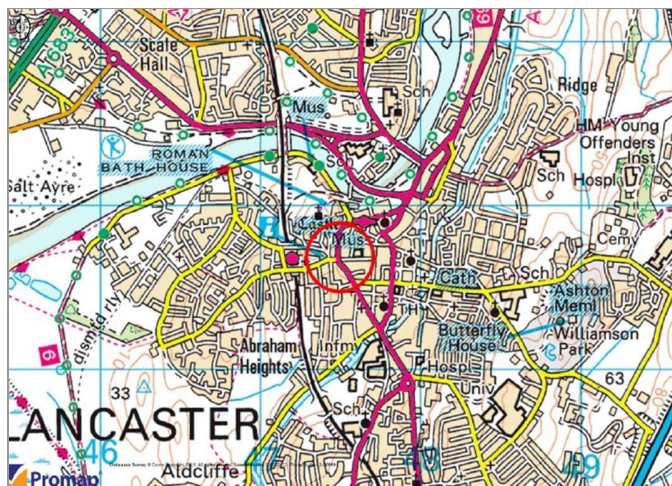
**80 Church Street
Lancaster
LA1 1ET**

- Easily accessible providing access to City Centre and surrounding areas
- Located in historic heritage quarter
- Ornate period detailing including decorative plasterwork, intricate cornicing, ceiling roses and feature fireplaces
- Suitable for various uses S.T.P
- Available individually or combined with next door

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Lancaster office T | 01524 60524
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Lancaster
LA1 1ET



Location

The premises occupy a prominent position on the eastern side of Church Street, at its junction with China Street, within Lancaster city centre. Church Street forms part of the city's established professional, commercial and leisure district, with China Street (A6) providing one of the principal vehicular routes through Lancaster. The surrounding area comprises a mix of professional occupiers, financial institutions, independent retailers, cafés, bars and restaurants, together with a number of notable historic buildings including Lancaster Castle, the Judges' Lodgings and Lancaster Priory.

The location benefits from excellent connectivity, with Junction 34 of the M6 motorway situated approximately 2 miles to the north, providing convenient access throughout the North West and beyond. Lancaster Railway Station is within comfortable walking distance and provides regular services on the West Coast Main Line to London Euston, Manchester and Glasgow.

Description

The property comprises a self-contained office premises occupying the ground floor and part first floor of an impressive Grade II* Listed period building. The accommodation has been comprehensively refurbished to a high standard whilst sympathetically retaining an exceptional range of original features, creating a distinctive office environment of considerable character.

The property is accessed via a striking double-height entrance hall incorporating an elegant sweeping staircase, ornate decorative plasterwork and period fireplaces. The office accommodation benefits from generous floor to ceiling heights, large timber sash windows providing excellent levels of natural light, high quality timber flooring and a series of impressive offices and meeting rooms incorporating intricate cornicing, ceiling roses and other original architectural features. Overall, the property offers a rare combination of historic character and modern office accommodation in a highly prominent city centre location.

Services

We believe that mains electricity, water and drainage are all connected to the property.

Accommodation

We understand the premises extend to the following net internal floor areas:

	m ²	ft ²
Ground floor	138	1,496
First floor	51	549
TOTAL	192	2,045

Rating Assessment

We understand the premises have the following Rateable Values:

Ground floor	£7,500
First floor	£5,100

Interested parties, should, however, make their own enquiries of the local rating authority, Lancaster City Council.

Planning

We believe that premises will benefit from an established use class classification under Class E (business, commercial or service uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We also understand that the property is Grade II* Listed.

The property is considered suitable for a range of alternative uses, subject to the necessary statutory consents.

Interested parties should direct any planning related enquiries to the local planning authority, Lancaster City Council.

Terms

Understood to be held long leasehold for the remainder of 999 years at a peppercorn ground rent.

Asking Price/Rental

Offers in the region of £250,000, alternatively our clients may consider a lease on the premises at a rental of £19,500 per annum, exclusive.

Legal Costs

Each party will be responsible for their own professional costs incurred in this transaction.

Energy Performance Certificate

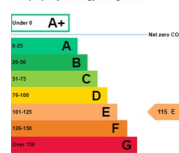
76 CHURCH STREET LANCASTER LA1 1ET	Energy rating E	Valid until 9 June 2021
Property type B1 Offices and Workshop businesses		Certificate number 6678 9654 4526 4783 5289
Total floor area 401 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

VAT

All figures are quoted of, but may be subject to, VAT at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson / Harry Holden

Email: lancaster@eckersleyproperty.co.uk



