

**TO LET**

£1,000.00 Per Month

690 Sq Ft



## TO LET - LOCK UP RETAIL OR BAR PREMISES, SLIP INN LANE, LANCASTER

- Available NOW!
- Characteristic wooden beams
- Double fronted windows
- EPC rating 'C'
- Over 2 floors
- Previously used as a Pub/Bar

 **FISHER  
WRATHALL  
COMMERCIAL**

# 10 SLIP INN LANE, LANCASTER, LA1 1JT

## Location

Slip Inn Lane is situated in the heart of Lancaster City Centre as a walk through from busy Market Street to Penny Street as part of the main shopping precinct.

Lancaster is a busy University city and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both some 20 miles away and easily accessible from junctions 33 and 34 of the M6 motorway.

## Description

A lock up retail unit previously let as a bar and trading as Jimmy's bar.

Double fronted window display, kitted out as a micro bar inside in 2 storey premises.

Available to Let & for sale through modern auction method.

## Accommodation

	Sq Ft	Sq M
Bar Area	349	32.42
Storage	40	3.72
Seating Area	210	19.51
WC	45	4.18
<b>TOTAL</b>	<b>690</b>	<b>64.1</b>

## Services

Mains water and electric

## EPC

C-69

## Use Class

We believe the property falls under sui generis use class

## Rateable Value

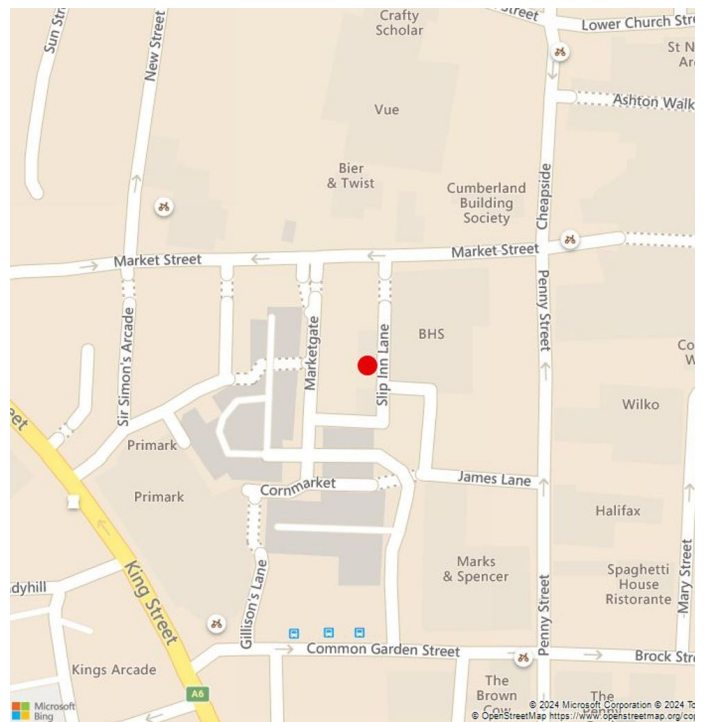
£10,500

## Lease Terms

A new FRI lease for a term to be agreed at £1,000 per calendar month.

## Legal Costs

Tenant expected to cover landlords legal costs



## 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)

**John Davenport**  
[john@fwcommercial.co.uk](mailto:john@fwcommercial.co.uk)

