

MORGAN

MARTIN

TO LET

2-8 King Street LANCASTER LA1 1JN



- **Class E unit used until recently as a restaurant.**
- **Prominent corner location in the heart of the city centre.**
- **Ground floor extends to 3, 365 sq ft (312.6 sqm)**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

LOCATION

The premises occupy one of the most prominent locations in the centre of the city of Lancaster, at the junction of King Street and Market Street, in close proximity to Lancaster Castle. The exact location is shown on the attached street plan extract.

ACCOMMODATION

The premises are arranged on ground floor and basement, and provide the following approximate net internal floor areas:

Ground Floor:	3,365 sq ft	(312.6 sqm)
Basement:	1,082 sq ft	(100.5 sqm)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £46,250.

LEASE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£60,000 per annum.

VAT

VAT will be applicable.

EPC

An Energy Performance Certificate will be available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Contact: Charles D. Bell
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Experian Goad Plan Created: 24/10/2024

For more information on our products and services:
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