

2 New Street, Lancaster, LA1 1EG



## Description

The subject property is situated on New Street, Lancaster.

The property was most recently utilised as a bank and extends over basement, ground, first and second floors. Nearby occupiers include TK Maxx, JD Sports, Starbucks and HSBC.

## **Accommodation**

The property provides the following approximate floor areas:

Floor Areas	Sq m	Sq ft
Ground	185.5	1,997
First	108.5	1,168
Second	56.3	606
Basement	44.9	484
Total	395.3	4,255

## **Tenure**

We are advised the premises are held freehold.

## **Guide Price**

Offers in excess of £395,000.

The property will be sold by informal tender post viewing day which will be organised in due course.

## **Business Rates**

Rateable Value: £24,000

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

# For further information please contact:

Joel Lawson T: 0151 471 6735 joel.lawson@gva.co.uk

Jennifer Mallon T: 0151 471 6714 jennifer.mallon@gva.co.uk

Subject to Contract

## **Planning**

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## **Legal Costs**

Each party to bear their own legal and professional costs incurred in any transaction.

## **EPC**

An Energy Performance Certificate is available upon request.

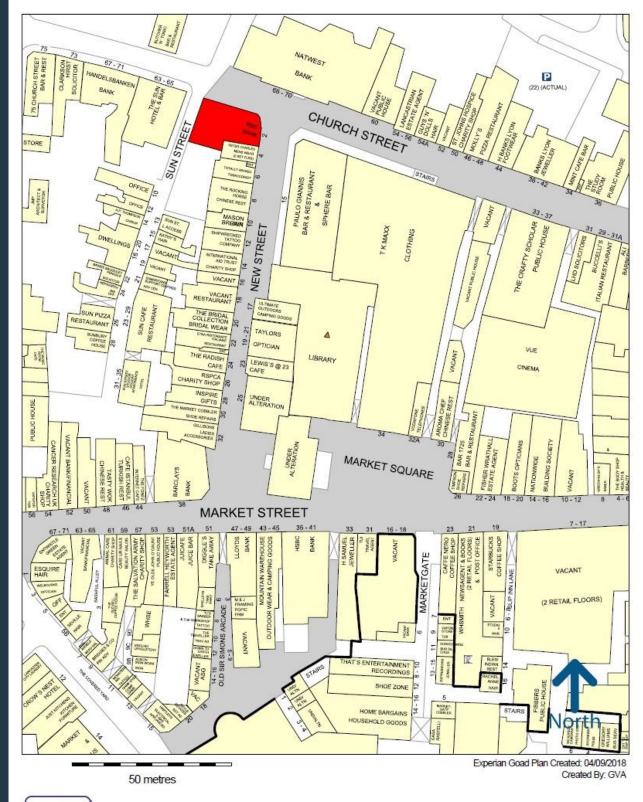
## VAT

VAT, if applicable will be charged at the standard rate.

08449 02 03 04 **gva.co.uk/retail** 







Map data

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