



For Sale

2 New Street, Lancaster, LA1 1EG

For further information
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Subject to Contract



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.

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.

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