

**Highly prominent city centre retail unit for sale freehold
with vacant possession**

**1 Damside Street
Lancaster
Lancashire
LA1 1PD**



**Opposite bus station, adjacent to Nicholas Arcade, prominent
frontage. Potential to create flat at first floor (subject to
planning)**

Lancaster is an attractive university city situated in north Lancashire with a catchment population in excess of 100,000 and a district population of over 135,000. Lancaster University and The University of Cumbria have over 20,000 students in the city and Lancaster serves as the county town for Lancashire.



Location

The subject property which is shown for identification purposes on the enclosed street traders plan extract is situated in a prominent location at the junction of North Road, Damside Street and Calkeld Lane, offering a prominent position to passing traffic, and also close to the prime retail area of Penny Street, Cheapside and Market Street. The property is immediately opposite Lancaster Bus Station, close to student accommodation, and other occupiers include Good Samaritans, Domino's Pizza, Subway, independent traders, Specsavers, Diggles, Joseph & Co. The property is immediately opposite a pedestrian crossing leading from the bus station to Cheapside.

Description

The property comprises a self-contained two-story property with return frontage beneath a flat mineral felt covered roof, timber shop front and with potential to create a self-contained flat with access from Calkeld Lane (subject to any consents being received). The property offers the following accommodation:-

Accommodation

Internal width	6.56m	
Shop depth	8.63m	
Ground floor sales area	46.6 sq m	(501 sq ft)
Ground floor stock	50.83 sq m	(74 sq ft)
Ground floor NIA	53.43 sq m	(575 sq ft)
First floor NIA	40.42 sq m	(435 sq ft)
TOTAL NIA	93.85 sq m	(1010 sq ft)

There is wc and whb at first floor level

Tenure

Freehold with vacant possession on completion.

Price

Offers in the region of £170,000

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £11,750
UBR – 49.9p (2022/2023)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of '120-E'

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

Services

Mains water, mains drainage and mains electricity are connected to the premises.

High Street Heritage Action Zone

The subject property is situated within the Lancaster High Street Heritage Action Zone, and may qualify for some grant assistance – further details are available from Lancaster City Council

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VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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