

# LANCASTER

25 Penny Street LA1 1UA

TO LET



## LOCATION

The property occupies a prominent location within the pedestrianised section of Penny Street. Nearby retailers include **Dorothy Perkins**, **Monsoon** and **Halifax**. A street traders plan is on the reverse of these particulars.

## DESCRIPTION

The property is arranged over ground and first floor and provides the following approximate dimensions and net internal floor areas:

Internal Width	9.0 m	29 ft 2 in
Ground Floor	234 sq m	2519 sq ft
First Floor	41 sq m	444 sq ft

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of 10 years, subject to 5 yearly rent reviews.

## RENT

The initial rent is **£125,000** per annum exclusive.

## TERMS

Incentives available - subject to status.

## RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £94,500 and the Rates payable are £45,833. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## VIEWING

By appointment via this office:

### Pippa Page

Tel: 0151 471 4972

Email: [pippa.page@cbre.com](mailto:pippa.page@cbre.com)

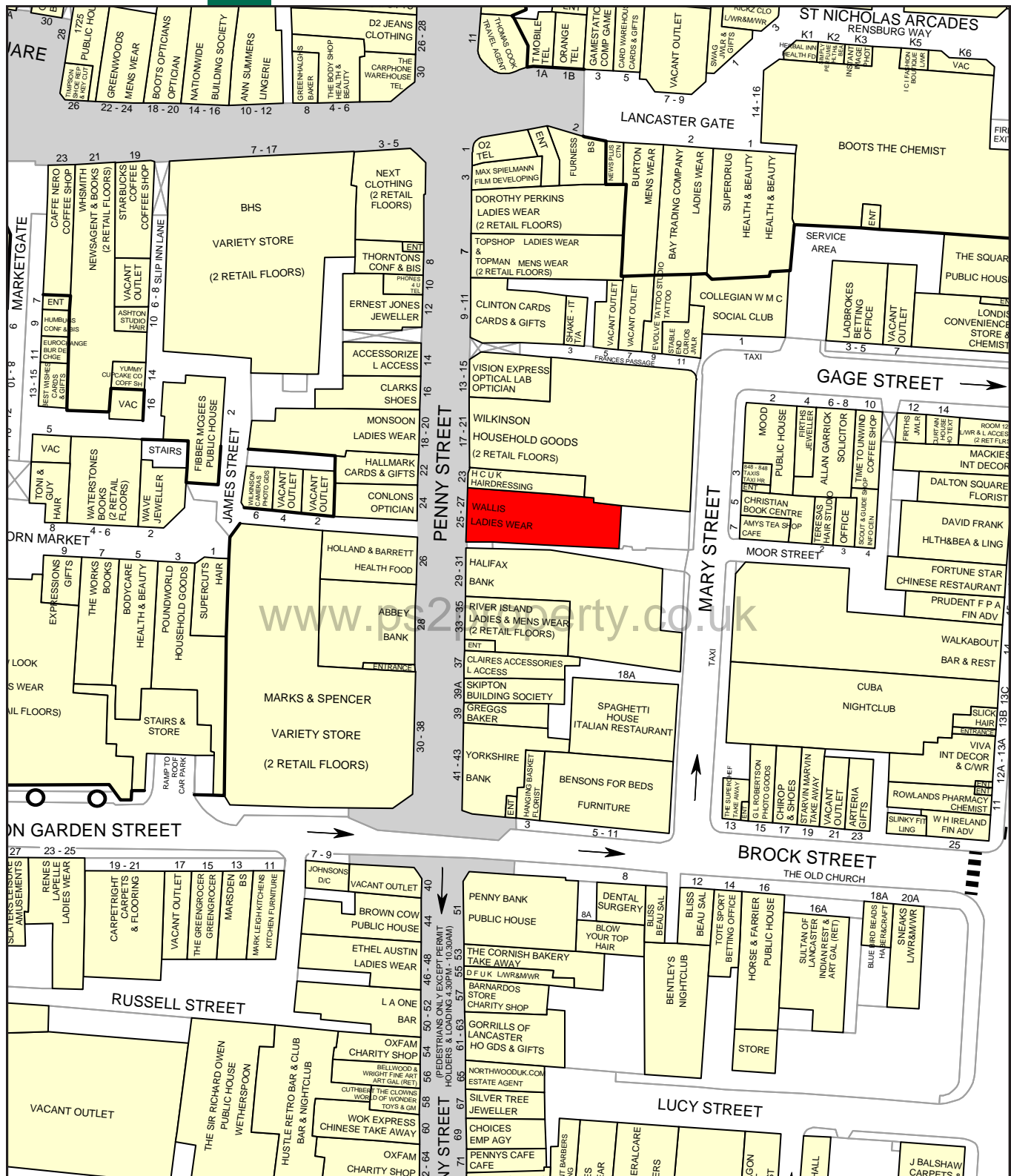
### Malcolm Irving

Tel: 0151 471 4945

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Not to scale.

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