

Lot 94

£30,380 per annum
exclusive

Parkfield, Greaves Park, Greaves Road, Lancaster, Lancashire LA1 4TZ

Freehold Office and Residential Investment



Key Details

- Attractive detached office building with two residential flats
- Approximately 454.72 sq m (4,894 sq ft)
- Overlooking Greaves Park
- On-site car parking
- Asset management opportunities and future redevelopment potential (subject to consents)

On Behalf of Joint Administrators at

moorfields

Location

Miles: 3 miles east of Morecambe
20 miles south of Kendal
25 miles north-east of Blackpool
53 miles north-west of Manchester

Roads: A683, A6, M6 (Junction 33)

Rail: Lancaster Rail Station

Air: Leeds Bradford, Manchester International

Situation

Lancaster is a historic and strategically important commercial centre located 25 miles north-east of Blackpool, 53 miles north-west of Manchester and 20 miles south of Kendal and the Lake District. The city is located within 2.5 miles of the M6 Motorway. The property is located approximately 0.5 miles to the south of the city centre in the centre of Greaves Park with access to Greaves Road (A6), which connects the city centre to the M6. A University of Cumbria campus is 600 metres to the east and Lancaster University is 2 miles to the south. The property is located within Greaves Park, close to the junction of Greaves Road and Ashton Road.

Description

The property comprises a detached three storey office building with two residential flats. The property benefits from on-site car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

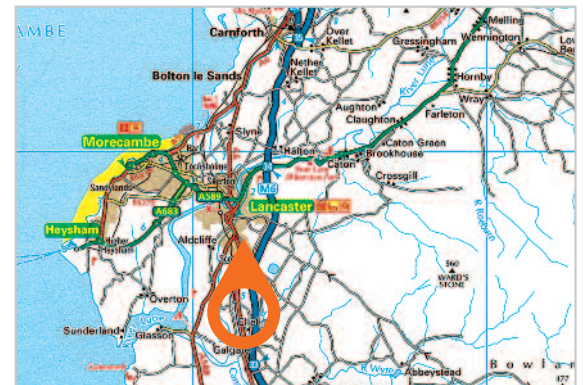
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground (Part)	Office	23.40 sq m (252 sq ft)	HW COMMUNICATIONS LIMITED (1)	Term of years expiring 31/12/2019	£28,380
First	Office	124.98 sq m (1,345 sq ft)			
Basement (Part)	Office	38.64 sq m (416 sq ft)	HW COMMUNICATIONS LIMITED (1)	Term of years expiring 31/12/2019 (2)	£2,000
Ground (Part)	Office/Ancillary	108.55 sq m (1,168 sq ft)	VACANT		
Basement (Part)	Office	29.15 sq m (314 sq ft)	VACANT		
Ground floor flat	Residential	55.00 sq m (592 sq ft)	VACANT		
First floor flat	Residential	75.00 sq m (807 sq ft)	VACANT		
Total		454.72 sq m (4,894 sq ft)			£30,380

(1) HW Communications has been involved for over 20 years in technical consultancy and product development and has enjoyed continuous experience in more than 50 high profile government projects in various academic, commercial and military spheres. (Source: www.hwcomms.com)

(2) Mutual option to determine upon six months' notice.

Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Walker Morris LLP
Clare Wood
+44 (0)113 399 1931
clare.wood@walkermorris.co.uk