

17 New Street, Lancaster, Lancashire LA1 1EG

Freehold Retail Investment

Lot 117

£26,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	105 sq m (1,130 sq ft)	ULTIMATE	5 years from 26/07/2007	£26,000	Holding Over
First	Ancillary	69 sq m (743 sq ft)	OUTDOORS			
Second	Ancillary	76 sq m (818 sq ft)	LIMITED (1)			
Third	Ancillary	15 sq m (161 sq ft)				
Total		265 sq m (2,852 sq ft)			£26,000	

(1) In 2014, the business was acquired by JD Sports Fashion plc and is part of the Blacks family of stores including Millets, Blacks and Ultimate Outdoors (Source: www.ultimateoutdoors.com).

Key Details

- Historic City Centre location on busy pedestrianised retailing thoroughfare
- Let to Ultimate Outdoors Limited
- Close to St Nicholas Arcades and Marketgate Shopping Centre
- VAT free investment

On Behalf of Joint Administrators at **moorfields**

Location

Miles: 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 in the city centre on the pedestrianised New Street, close to its junction with Market Street. Occupiers nearby include Barclays, TK Maxx, Lloyds, HSBC, H Samuel, Caffè Nero and Starbucks.

Description

The property comprises a ground floor shop with ancillary accommodation on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

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.



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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