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82 Penny Street, Lancaster, LA11XN - tel: 01524 69922 - email: info@fwcommercial.co.uk



TO LET

18-20 Penny Street
Lancaster
LA1 1UA

PRIME CITY CENTRE LOCATION

A double fronted retail premises
2951 sq ft /274sq m
Formerly MONSOON-tastefully presented.

Price: £50,000pa

Ground floor shop area, fitting rooms and
upper floor offices and staff rooms

Alarmed and security coded.

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Location

Lancaster is a busy University City and the principal town of North Lancashire. Well placed adjacent to the M6 motorway, it is approximately equidistant from Preston and Kendal which are both about 20 miles away. Penny Street is the main walk through Lancaster's busy pedestrianised shopping centre.

Description

A double fronted retail unit with a substantial square footage of 2951sq ft/274.16sq m. Formerly MONSOON, it is a well presented shop floor with curtained fitting rooms to the rear. A split level stairway takes us up to locked offices, staff kitchen and toilets, stock room and rear fire exits.

Lease

Available on a new full repairing and insuring lease for a term of years to be negotiated.

Rateable Value

Currently showing at £59,178.00

EPC

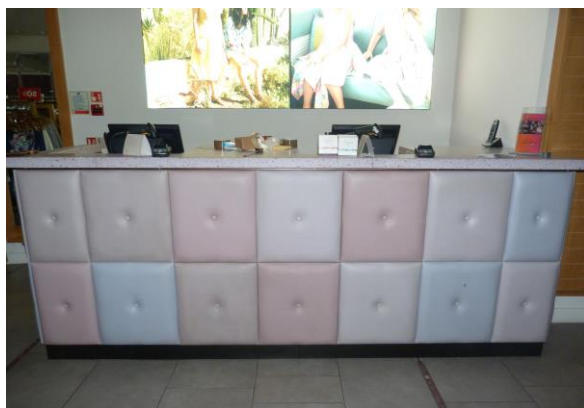
'D' Rating

VAT

The property is elected for VAT

Viewing

Strictly by appointment with Sole Agent
FISHER WRATHALL COMMERCIAL
Please call 01524 69922 to arrange



**P&PC Surveyors trading as
Fisher Wrathall Commercial**

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