



**Resources –  
Property Services**

**RETAIL UNIT AVAILABLE TO LET**

**5 KING STREET, LANCASTER, LA1 1JN**

**Lancaster City Council wish to grant a lease of the above property at a rental of offers in the region of £5,300 per annum**

**Details**

The property is situated within the main city centre retail area, has the benefit of class A1 retail use permission (shops, travel agencies, hairdressers, showrooms amongst others).

The property currently comprises a sales area on ground floor, measuring approximately 20 square meters (215 square feet), with window space fronting the main thoroughfare of King Street and access to toilet facilities located to the rear.

Ground Floor – Approximately 20 square metres (215 square feet) of retail space, with frontage of approximately 6 metres (20 feet) and good display windows.

Prospective tenants may wish to carry out some alterations concerning fittings and decoration. The tenant will then be responsible for making the interior suitable for their use, and meeting statutory regulations, including Food Hygiene, where appropriate.

Draft heads of terms are attached.

**Viewing and Further Information**

Contact: Property Group  
Town Hall  
Lancaster  
LA1 1PJ

Telephone: (01524) 582967  
Email: [property@lancaster.gov.uk](mailto:property@lancaster.gov.uk)  
Website: [www.lancaster.gov.uk/lccproperty](http://www.lancaster.gov.uk/lccproperty)

**Lancaster City Council gives notice that all descriptions, sizes and other details are given in good faith and believed to be correct. Any intending lessees should not rely on them as statement or representation of fact but must satisfy themselves by inspections or otherwise as to the correctness of the information.**

\* Changes may result in an increase in rent and / or business rates payable

WITHOUT PREJUDICE &  
SUBJECT TO CONTRACT

**SCHEDULE OF TERMS AND CONDITIONS**

**5 KING STREET, LANCASTER**

**LANDLORD:** Lancaster City Council  
Town Hall  
Dalton Square  
Lancaster  
LA1 1PJ

**TENANT:** .....  
.....  
.....  
.....

**PREMISES:** Ground floor shop lock up shop known as 5 King Street, Lancaster together with the toilet building in the rear yard as shown edged red on the plan. There is also access to the property via the rear yard, which is shared with other tenants on King Street.

**USE:** The property is to be used for ..... purposes only.

**TERM:** From ....., for a term of three years.

**RENT:** £5,300 per annum, payable monthly in advance through the bank.

**RATES:** The Tenant will be responsible for business rates and all other outgoings in respect of the premises  
  
The Rateable Value for the premises is £4,750.  
  
Small Business Rates relief may be available but only after consideration of the Tenant's application. Please contact the Council's N.N.D.R. section on Tel: 582920.

**REPAIRS:** The City Council will be responsible for the repair and maintenance of the following:

- Roof and roof timbers
- Main walls and timbers
- External rainwater goods

The Tenant will be responsible for the repair and maintenance of the following:

- Partition walls
- Corridors
- Stairways
- All windows and doors; including frames, glass and exterior & interior painting
- All locks and fastenings
- Ceiling and floor finishes

The landlords fixtures and fittings  
Sanitary and water apparatus  
Internal pipes and drains  
Foul and surface water drains (or combined drains), these being private drains. The tenant is responsible for these private drains up to and including the connection with the public sewer  
Electricity cables and wires  
Interior painting

The Council as landlord of a building in multi-occupation is responsible for the maintenance, servicing and replacement of the fire detection system of the whole of the building 67-71, Market Street and 1 to 5b, King Street, of which the subject premises forms a part. The Council reserves the right to recharge the Tenant an apportioned cost of this work, and to other conveniences used in common with the rest of the building.

The Tenant shall also be responsible for paying to the Council the cost or such proportion as appropriate for the rebuilding of party walls and fences, if and when required, along with the repairing and cleaning of the gutters, sewers, drains and other conveniences used in common with the other premises.

**INSURANCE:**

The Landlord will insure the building against fire and special perils and recoup the premium from the Tenant.

The Tenant is responsible for insuring the contents.

**ASSIGNMENT /  
SUBLETTING:**

The Tenant is not to assign, underlet or otherwise part with possession of the accommodation or any part thereof, except by assignment of the whole. Such assignment is not to be carried out without the written consent of the Council (such consent not to be reasonably withheld).

**ALTERATIONS:**

The Tenant is not to carry out or make improvements, alterations or modifications to the premises without the written consent of the Council.

**FEES:**

The Tenant is to pay the Council's reasonable legal and surveyor's fees for the preparation of the tenancy documentation.

The legal fees will be £500 for rents of over £5,000.

The Tenant must pay the cost of any stamp duty payable.

The Council's surveyor's fees will be 1% of the initial rental amount (minimum of £75).

**OTHER TERMS:**

The premises are not to be used in such a way as to cause a nuisance or inconvenience to the adjoining premises.

The Tenant is not to make substantial changes to the interior or exterior of the premises, nor attach anything to the outside walls, without the consent of the City Council as landlord (in addition to planning).

If the monthly rental remains unpaid for 21 days after the date it becomes due (whether legally demanded or not) or if the tenant fails to comply with any of the conditions set out above, the Council is permitted to repossess the accommodation.

The City Council asks that the tenant, along with other tenants in the parade, to keep the rear yard clean and tidy, if this fails to happen the City Council reserves the right to carry out the necessary works and recharge the Tenant a proportion.

Other terms shall be in accordance with the City Council's standard form of contract used for such tenancies.

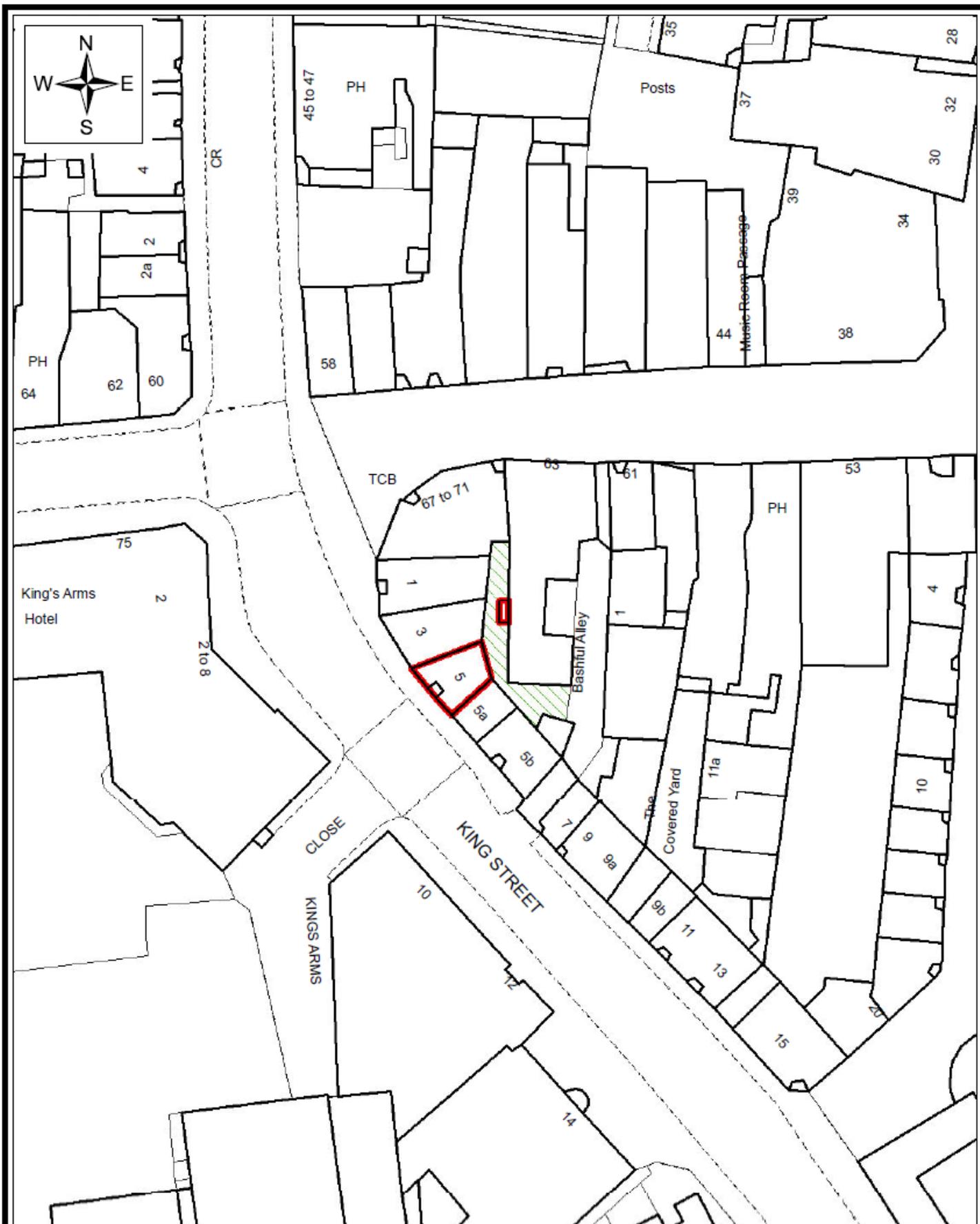
I acknowledge receipt and accept the above terms. I agree to be bound by them and am prepared to sign a lease document incorporating these terms.

Signed:.....  
(Authorised signatory on behalf of the Tenant)

Dated: .....

Signed:.....  
(Authorised Officer on behalf of the City Council)

Dated: .....



Resources - Property Group  
 Town Hall  
 Dalton Square  
 Lancaster  
 LA1 1PJ

Telephone: (01524) 582967  
 Email: [property@lancaster.gov.uk](mailto:property@lancaster.gov.uk)

**Title:** 5 King Street, Lancaster

**Scale:** 1:500

**Date:** 03/06/2015

**Ref:** L3320

**Created by:** EW

© Crown copyright and database rights  
 2015 Ordnance Survey 100025403

