



UNIT AVAILABLE TO LET

63 HIGHFIELD ROAD, CARNFORTH

Lancaster City Council wish to grant a lease of the above property at a rental of offers around **£7,200 per annum**



Details

The property is situated on Highfield Road, Carnforth next to the local Spar convenience store, which is central to the Highfield Estate.

The property, which fronts onto an open forecourt, benefits from a large catchment area and has roadside parking. This ground floor lock up council estate shop is in a parade of four shop units. The accommodation is deceptively spacious with a number of potential treatment rooms located off the main retail area.

The property comprises:

Sales area measuring approximately 5.15 metres (17 feet) by 7.76 metres (25 feet), 40 square metres (430 square feet)
Including 2 treatment areas measuring 3 metres (9.8 feet) by 2.5 metres (8 feet) in total. These can be easily removed.



Accessible W.C.	Accessed from the main retail area.
Small Store to side:	measuring 2.9 metres by 2 metres.
Rear room	measuring approximately 3 metres by 3.3 metres) leading to
W.C.	To the rear
Kitchen	measuring 2.45 metres by 3 metres

The shop benefits from roller shutter to the front display window and Upvc double glazing elsewhere.

The tenant will then be responsible for making the interior suitable for his/her 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

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.

SCHEDULE OF TERMS AND CONDITIONS

63, HIGHFIELD ROAD, CARNFORTH

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

TENANT:
.....

PREMISES: All that ground floor shop known as 63 Highfield Road, Carnforth.
In addition, the Tenant shall have the right to use the forecourt and the roadway for the purpose of access and egress to the Premises.

USE: To be agreed

TERM: From, for a term of three years.

RENT: Offers over £7,200 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.

Small Business Rates relief may be available, subject to consideration of the Tenants application.

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

- Roof and roof timbers
- Main walls and timbers
- Chimney stacks
- External rainwater goods
- Shop window frame

The Tenant will be responsible for the repair and maintenance of the interior of the accommodation and all additions thereto, including:

- Partition walls
- Window and door frames (except the shop window) and security shutters
- All glass in the windows and doors
- All locks and fastenings
- Sanitary and water apparatus
- Pipes and foul & 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 and exterior painting

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

INSURANCE:

The Council will insure the building against damage by fire and other risks. The premium will be recovered from the Tenant.

The Tenant is responsible for insuring the glass and plate glass windows against damage and destruction and the contents of the property.

**ASSIGNMENT /
SUBLETTING:**

The Tenant may not assign the lease without the written consent of the Council (such consent not to be unreasonably withheld).

The Tenant may not sublet any part or all of the premises.

**ALTERATIONS/
IMPROVEMENTS:**

The Tenant is not to carry out or make improvements, alterations and/or additions to the property 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 £350 for rents of between £1,000 and £5,000 p.a.

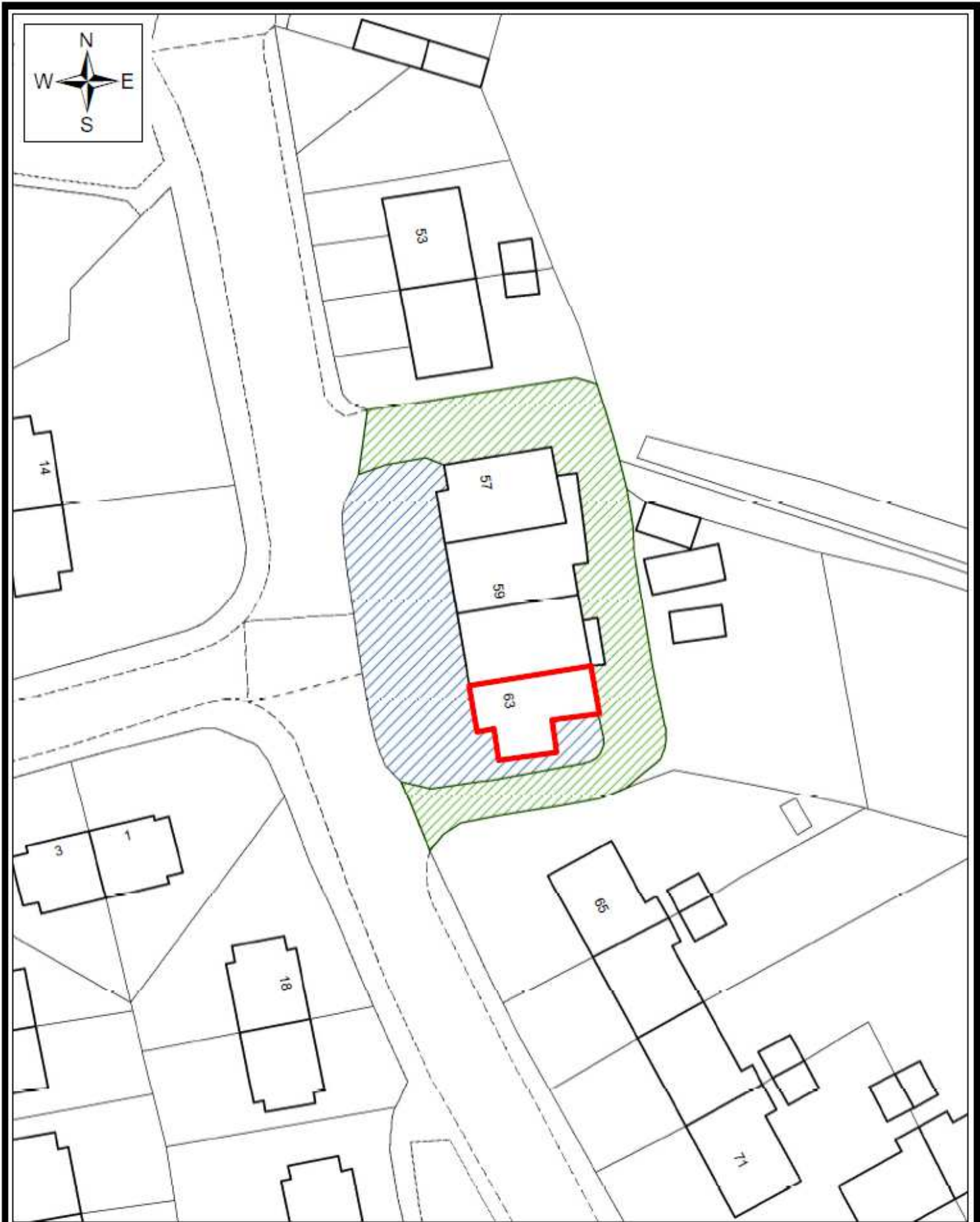
The Council's surveyor's fees will be 1% of the initial rental amount (minimum of £75).

OTHER TERMS:

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

Any signs or notices to be erected outside the premises must first be approved by the landlord.

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



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

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

Title: 63 Highfield Road, Camforth

Scale: 1:500

Ref: C260

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