

# MORGAN

# MARTIN

**FOR SALE**  
**Prime Retail Investment**  
**6-8 Penny Street**  
**LANCASTER**  
**LA1 1UA**



## **PRICE REDUCTION**

- **100% Prime Location adjacent to JD Sports**
- **Rack-Rented at £63 per sq ft Zone A**
- **Not VAT Registered**
- **Ideal SIPP Purchase**
- **Let to Strong Independent Retailer**

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
RICS

## **LOCATION**

The property occupies a 100% prime trading location on Penny Street adjacent to JD Sports and in close proximity to occupiers such as Lush, Vision Express, Wilco, Card Factory, Clarks, etc.

## **DESCRIPTION**

The property is arranged over ground, first and second floors, and is of brick construction, under a pitch slate roof.

## **ACCOMMODATION**

The premises provide the following approximate net internal floor areas:

Ground Floor Sales	63.17 sqm	(680 sq ft)
First Floor	22 sqm	(325 sq ft)
Second Floor	30.8 sqm	(328 sq ft)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

## **TENURE**

The property is held freehold.

## **TENANCY**

The property is let to FT Enterprises London Limited t/a iCrack (Company no. 08058489), and the company was incorporated on 4 May 2012. The lease is for 5 years from 18 February 2022 on full repairing and insuring terms, subject to a Schedule of Condition. There is a tenant's option to break as at 18 February 2025, subject to giving 6 months' written notice.

## **RENTAL**

£33,000 per annum.

## **EPC**

An Energy Performance Certificate will be provided in due course.

## **VAT**

The property has not been elected for VAT purposes.

## **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

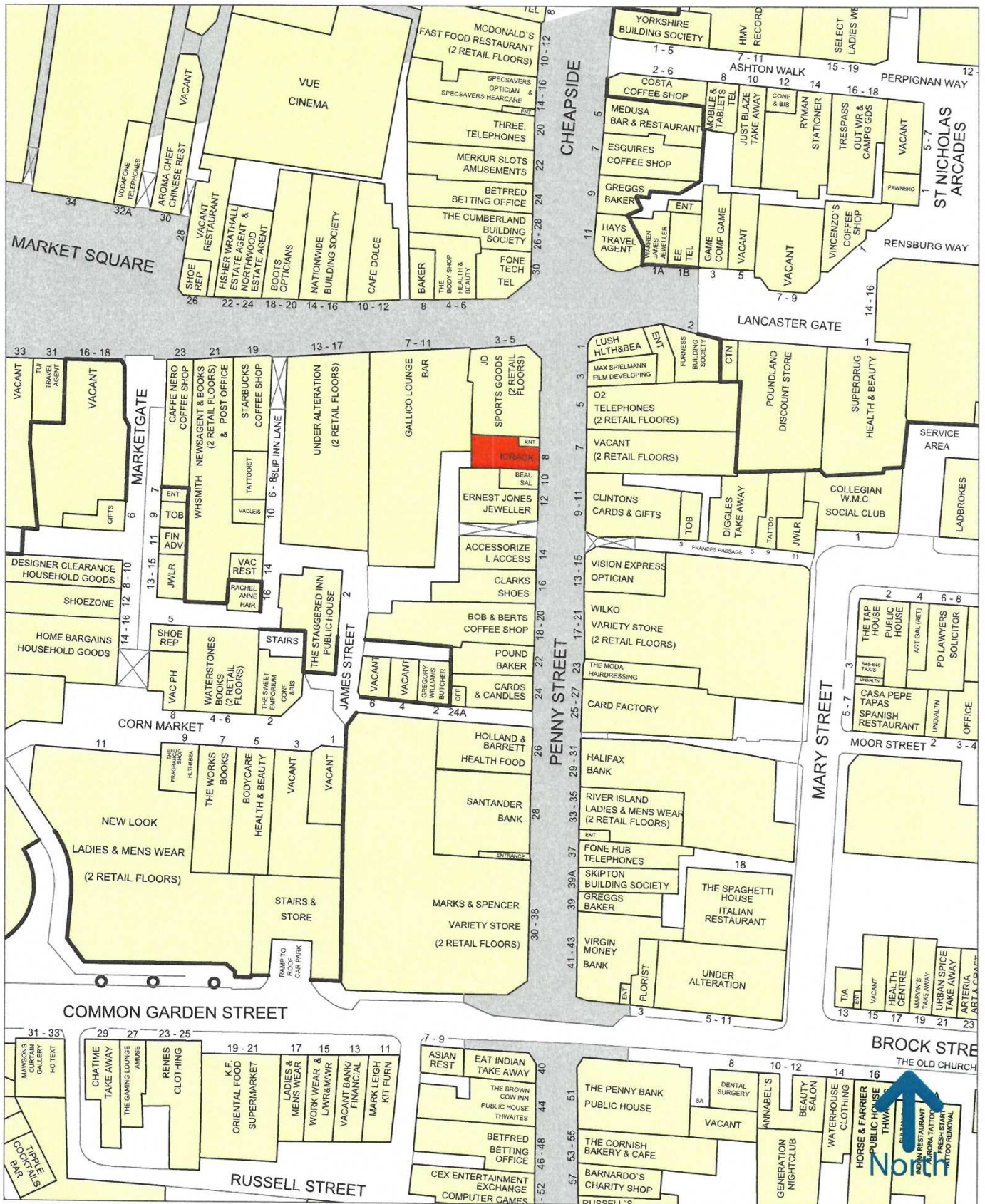
## **PROPOSAL**

We are instructed to seek a price of £360,000 subject to contract for the client's freehold interest.

## **FURTHER INFORMATION**

Contact: Charles D. Bell  
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Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)





50 metres

Experian Goad Plan Created: 25/07/2022  
Created By: Morgan Martin



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