



**WORKSHOP UNIT AVAILABLE TO LET**

**UNIT 1, THE COVERED YARD, 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 £1,800 per annum**

**Details**

The property is situated within the main city centre retail area, has the benefit of workshop use permission and is currently let for use as a workshop.

This small unit, measuring approximately 27.36 square meters (295 square feet) is situated on ground floor, accessed from a covered gated walkway from King Street. The unit benefits from windows on one wall which face a small internal courtyard, as well as a sink unit. The Covered Yard is an arcade of four small individual units, used mainly by arts and craft based establishments.

There are shared toilet facilities within the Covered Yard.

The prospective 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  
Lancaster City Council  
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**

**UNIT 1, THE COVERED YARD, KING STREET, LANCASTER**

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

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

**PREMISES:** Ground floor accommodation known as Unit 1, The Covered Yard, Lancaster; measuring approximately shown edged red on the attached plan. Unit 1 ground floor, measuring 27.36 square metres (295 square feet). Together with pedestrian access to and from the premises and use of the common facilities shown coloured green.

**USE:** The premises are to be used for workshop purposes only.

**TERM:** From a date to be agreed for a period of 3 years, subject to the tenant having the right to terminate the tenancy on the anniversary date in each year giving no less than six months' notice in writing to the Landlord.

**RENT:** £1,800 per annum, payable monthly in advance by direct debit / 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 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  
Structural walls and floors  
Chimney stacks

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

Partition walls  
Windows and doors including frames  
All glass in the windows and doors  
All locks and fastenings  
The landlords fixtures and fittings  
All sanitary and water apparatus  
All internal 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  
Eaves and gutters  
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 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 occupiers of The Covered Yard premises.**

**INSURANCE:**

The Council will insure the building against fire and special perils and recoup the premium 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 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/  
IMPROVEMENTS:**

The Tenant is not to carry out or make improvements, alterations, additions or modifications 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 Tenant must pay the cost of any stamp duty payable.

**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.

Limited vehicular access over the land coloured green is permitted for loading / unloading purposes only. Parking is not permitted.

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.

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.

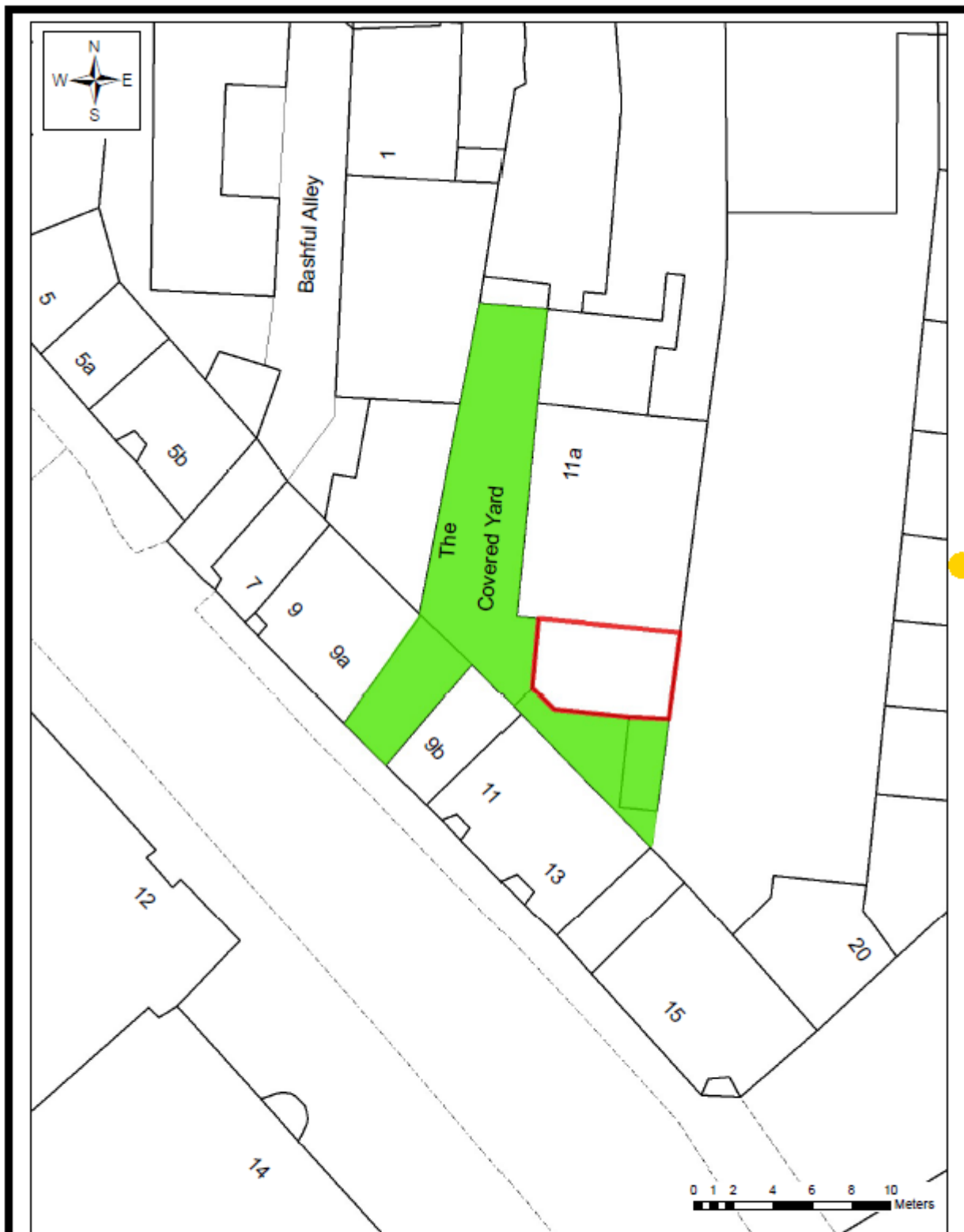
Signed: .....  
(Authorised signatory on behalf of the Tenant)

Dated:.....

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

Dated:.....

You are strongly advised to instruct professional advisers, i.e. surveyors, solicitors and architects. They will be able to advise you of the implications of entering a lease, e.g. issues that could arise at rent review or lease renewal. Property Group are there to help but ultimately they are acting on behalf of the Council, as landlord, and not the individual as tenant.



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 Lancaster City Council  
 Town Hall  
 Dalton Square  
 Lancaster  
 LA1 1PJ  
 Telephone: (01524) 582987  
 Email: [property@lancaster.gov.uk](mailto:property@lancaster.gov.uk)

Title: Unit 1 - The Covered Yard, King Street, Lancaster

Scale: 1:250      Ref:

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