

To Let  
Available from April 2026



## Substantial Retail Premises

11,553 SQ FT (1,073.27 SQ M)

THE ORIGINAL FACTORY SHOP BUILDING, LANCASTER LEISURE PARK, WYRESDALE ROAD,  
LANCASTER, LA1 3LA

TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Substantial retail premises
- Situated on a popular, well-established leisure park
- Located on the fringes of Lancaster City Centre
- Loading facilities available to the left-hand elevation
- Communal parking
- DDA compliant ramped access
- Other estate occupiers include restaurants, children's play centre, brewery and gymnastics club
- New lease
- £75,000 per annum exclusive



## LOCATION

Lancaster Leisure Park is situated off Pottery Gardens, which is accessed from Wyresdale Road. The leisure park is located on the fringes of Lancaster City Centre with the immediate surrounding area being predominately of a residential nature along with elements of open agricultural land.

The Original Factory Shop building is located centrally upon the business park. Other occupiers on the estate include restaurants, children's play centre, brewery and gymnastics club.

## DESCRIPTION

The property comprises a substantial brick-built retail premises, set beneath a flat roof covering.

Internally, the accommodation benefits from 95% retail accommodation and a newly installed accessible DDA compliant ramp access to the front entrance.

Loading facilities are situated to the left-hand elevation.

Externally, there is a large communal car park and public WC facilities available on site.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	1,073.27	11,553

## SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £75,000 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## SERVICE CHARGE

A service charge is levied to cover the cost of management and maintenance of the common site area. The current service charge cost is £1.30 sq ft.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £71,500, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

Interested parties are advised to qualify the rates payable for the property directly with the Local Rating Authority (Lancaster City Council).

## USE

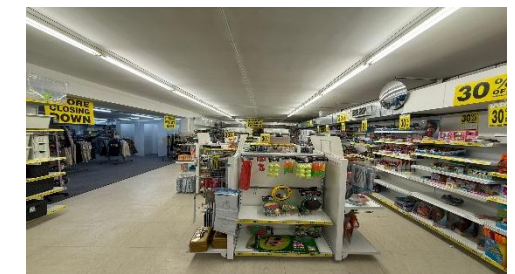
The unit may suit a range of occupiers. It is the prospective Tenant's responsibility to clarify with the Local Planning Authority (Lancaster City Council) that their intended use is acceptable at the property.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.



### ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

### VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

#### Adam Westwell | Director

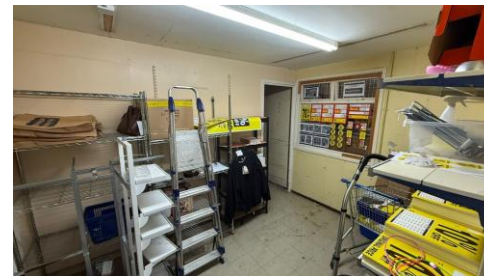
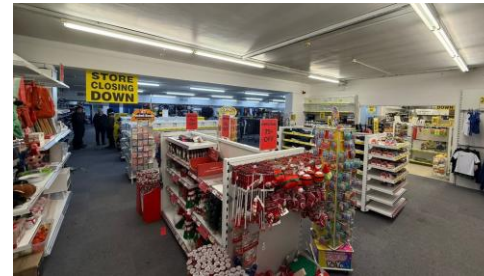
BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 [adam.westwell@turnerwestwell.co.uk](mailto:adam.westwell@turnerwestwell.co.uk)

#### Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 [nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)



**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



**TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.**