

DM HALL

For Sale

Prime City Centre
Investment Property
with parking. Passing
Rent £26800 pa -
Asking Price
£350,000

1 Aalborg Place,
Lancaster, LA1 1BJ



2,615 sq ft
(242.94 sq m)

- Investment Premises - Current Income £26800
- Parking - EV Charging
- Modernised to good standard
- Asking price £350000 for the freehold investment
- 10 year lease commencing 2024

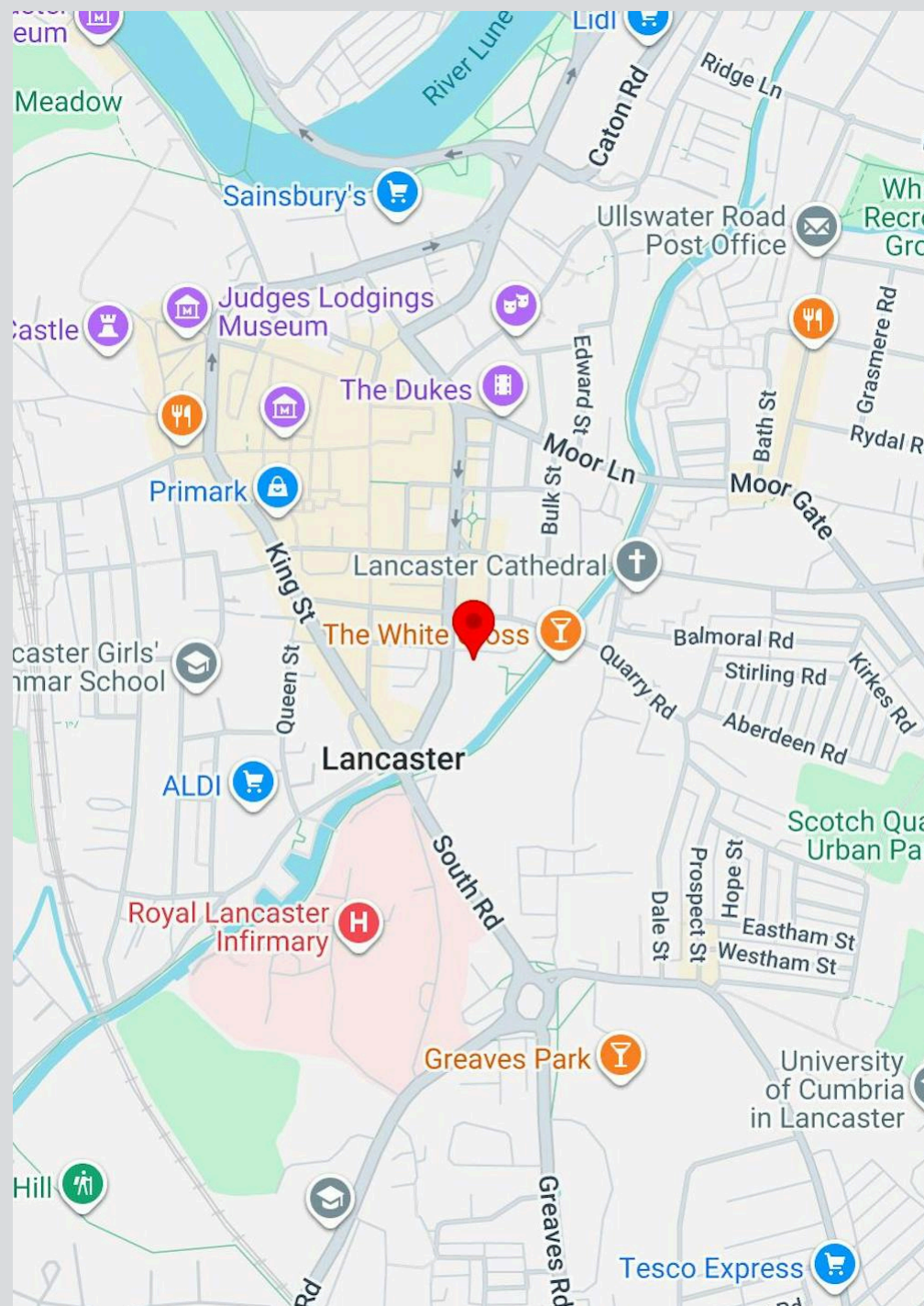
DESCRIPTION

This attractive three-storey office investment is situated just off the heart of Lancaster city centre. Constructed in a traditional style, the property has been extensively upgraded and meticulously maintained to a high standard throughout. Access is provided via Aalborg Place through a private entrance door leading into a welcoming reception hall. From here, doors open into an impressive open-plan office area currently configured with desk workstations and an informal meeting space. To the rear of the ground floor is access to the car park together with useful storage facilities.

An original staircase rises from the entrance hall to the first floor, which provides a mix of cellular office space and a meeting room together with an additional breakout area. A further staircase leads to the second floor, offering a spacious open-plan office together with private offices off with modern glass partitioning.

The property benefits from a range of modern features including:

- Brand new alarm system throughout
- Cloakroom facilities together with a comms/boiler room
- CCTV system
- EV charging point to the rear
- New boiler installation
- Staff welfare and kitchen facilities
- Air conditioning to parts
- LED lighting.



LOCATION

Located in Lancaster city centre, Aalborg Place occupies a convenient and well-established position within a mixed-use area comprising office accommodation, government buildings, and residential properties. The property itself is situated at the end of a terrace of similar character buildings.

Lancaster is a highly regarded and historic university city, with Lancaster University consistently ranked amongst the top universities in the UK. As a result, the city benefits from a strong and diverse economy, combining a vibrant commercial environment with an excellent cultural and leisure offering.

TERMS

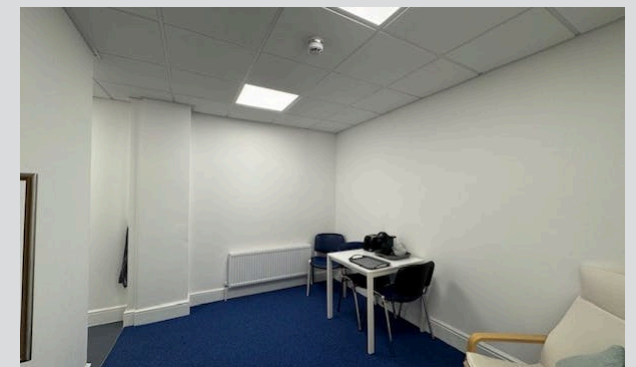
The property is currently owner occupied, with a lease to be put in place for a term of 10 years at a rent of £26,800 per annum (rent review 2029)

The property is available to purchase subject to the existing lease at an asking price of £350,000.

Lease start date: 21.3.24 to 20.3.34 - break option at 2029.

EPC

C (68)



LEGAL COSTS

Each party to bear their own costs

VAT

To be confirmed

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Viewings only through DM Hall, please contact:
Caroline Hayton or Suzie Barron

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Make an enquiry

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DM HALL



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DATE OF PUBLICATION: JUNE 2026