

FREEHOLD FOR SALE – PUB / BAR / RESTAURANT & LEISURE OPPORTUNITY

LBL Real Estate
licensed | beds | leisure

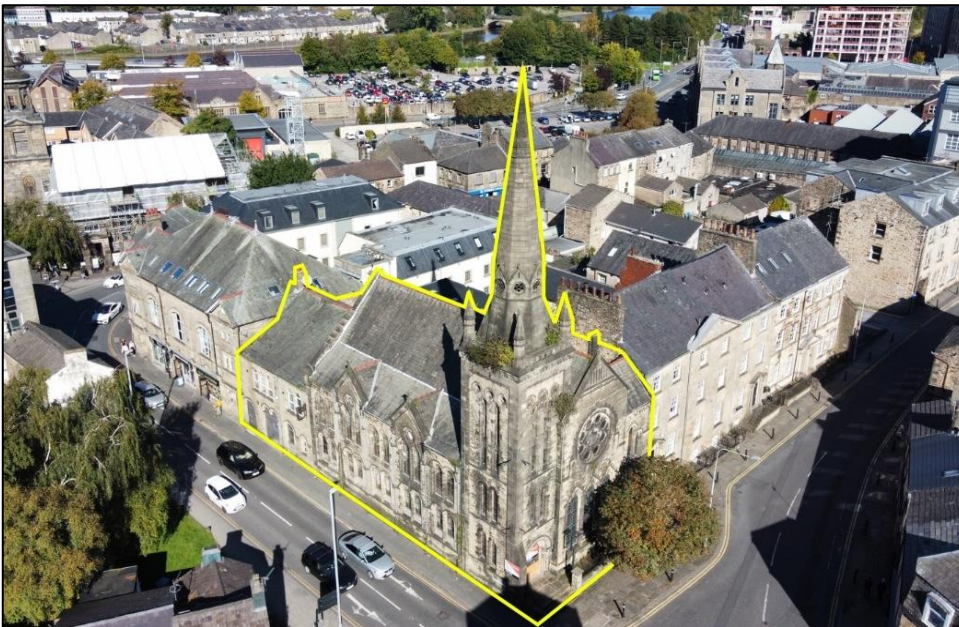
THE FRIARY, 116 ST LEONARDS GATE, LANCASTER, LA1 1NN



THE FRIARY, 116 ST LEONARDS GATE, LANCASTER, LA1 1NN

KEY HIGHLIGHTS

- Prominent location in the heart of Lancaster city centre and close to the retail core.
- Substantial frontage onto Rosemary Lane and St Leonard's Gate amongst an artisan range of bar restaurant operators and bespoke retail.
- Freehold two storey with basement former pub and bar restaurant venue which offers a range of exciting uses including bar restaurant, food hall, leisure, pub and live music venue.
- Accommodation extends to c.7,000 sq ft in total comprising a large open plan ground floor trading area with wrap around first floor mezzanine.
- Grade II listed with a wide range of period and original features
- Offers in the region of **£225,000** for the Freehold interest.



THE FRIARY, 116 ST LEONARDS GATE, LANCASTER, LA1 1NN

INTERNAL PICTURES



Front Elevation with External Front Terrace



Internal – Ground Floor



Internal – Ground Floor



Internal – First Floor



Internal – First Floor



Internal – Aerial View

THE FRIARY, 116 ST LEONARDS GATE, LANCASTER, LA1 1NN

LOCATION & SITUATION

- Lancaster forms a vibrant University town with a wider urban population of c.145,000 people in addition to the extensive student population.
- The Property occupies a prominent position fronting the corner of St Leonards Gate and Rosemary Lane to the north of the city centre's retail core. Immediate occupiers include Lancaster Grand Theatre, Stonewell Wine Bar & Deli, The Quarter House, The Dukes, Golden Lion Pub and Moorish. The side entrance to St Nicholas Arcades shopping centre is located opposite (Lancaster's main shopping centre).

DESCRIPTION

- The Property comprises a substantial former 19th century Grade II listed church of stone construction with distinctive 3 stage spire tower.
- Main entrance is located fronting St Leonard's gate with an additional ground floor side entrance and external gated service corridor. The total building extends to circa 630 sq m / 6,800 sq ft.

ACCOMMODATION

- The Property was historically a large multi level pub, bar and restaurant and is arranged over ground, part basement and first floor mezzanine.
- Internally the Property offers a range of period features including large stained glass window, triple lancet window, exposed timber beamed roof and feature wrap around timber mezzanine providing extensive viewpoints across the entire ground floor.

OPPORTUNITY

- The Property would suit a range of uses given the extensive accommodation, including bar, restaurant, public house, food hall, events venue, gym / wellness and co working office. Wider conversion options would need to be discussed with Lancaster Council Planning Team.

LANCASTER REGENERATION

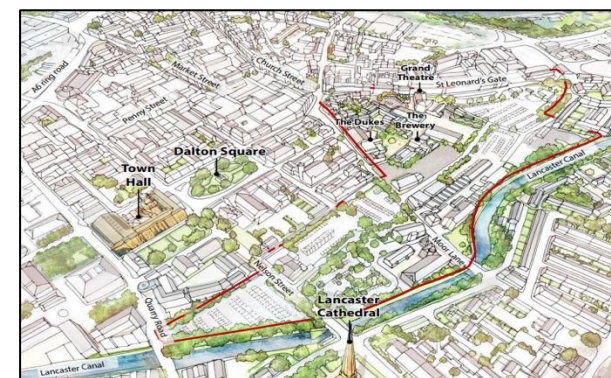
- The property abuts Brewery Lane, a recently commenced 3 acre redevelopment of the direct vicinity for a 150 bedroom student scheme, 125 bedroom hotel, children's day nursery, educational with incubator space and a food hall in the former listed Malthouse.
- The Friary also sits opposite the proposed Canal Quarter, which stretches southwards from St Leonards Gate to Quarry Road and will comprise 580 new homes, two public squares and more than 75,000 sq ft of commercial space and significant public realm improvements. Both schemes are deemed to offer significant upside potential for the future of the subject building.

Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	316.33	3,404
Basement	41.17	443
First	271.39	2,921
Total	628.89	6,768



Brewery Lane - Indicative CGI



Canal Quarter - Redevelopment Area

EPC

The Property has an EPC rating of E-118

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water and 3 phase electricity.

RATEABLE VALUE

£37,500 with effect from April 2026. For the avoidance of doubt, the business rates are the responsibility of any Purchaser.

PREMISES LICENSE

The property was previously registered as a licensed premises. Licensing enquiries can be referred to Lancaster City Council.

PLANNING

We understand the property is Grade II listed and is located within a Conservation Area. The property has an existing Class E and Sui Generis Planning consent from its historical use as a bar restaurant and public house. Wider development type uses would require additional planning consents and all enquires should be directed towards Lancaster City Council's planning department.

PRICE

Offers in the region of £225,000 for the Freehold Interest.

VAT

Figures stated are exclusive of VAT (if applicable).

VIEWINGS

Viewings are to be arranged strictly through instructed Joint Agents of LBL Real Estate and Fisher Wrathall Commercial.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited

September 2026

LBL Real Estate
licensed / beds / leisure

CONTACT

Nick Huddleston MRICS
T: 0161 327 3685
M: 07791 251745
nick@lblrealestate.co.uk