

Prime Shop To Let

**Unit 3-4 (7-9 Lancaster Gate)
St Nicholas Centre, Lancaster**

Contact
Ben Barclay
07818 534655
bbarclay@gcllimited.com

GCL



Location

Lancaster, one of England's 13 Heritage Cities, has a City population of 52,660 (source: ONS - 2021 Census). It is home to almost 17,000 students with almost a third of those being from overseas.

Anchored by Next and Boots, St Nicholas Arcade is a prime covered shopping destination with a 300-space underground car park. The scheme offers a strong tenant mix including Boots, Next, Grape Tree, Superdrug, Iceland and Sports Direct. Footfall in 2025 exceeded 4 million, marking its highest level since 2019.

The unit benefits from a substantial frontage and occupies a prominent location at the front of the scheme opposite Superdrug and adjacent to Boots.

Accommodation (NIA)

Ground Floor Area – 2,042 sq ft

First Floor Area – 1,926 sq ft

Nearby Retailers

NEXT



Prime Shop To Let

Unit 3-4 (7-9 Lancaster Gate) St Nicholas Centre, Lancaster

Contact
Ben Barclay
07818 534655
bbarclay@gcllimited.com

GCL

Details

Terms

The unit is available on a new effective fully repairing and insuring lease.

Rent

£40,000 per annum.

Service Charge

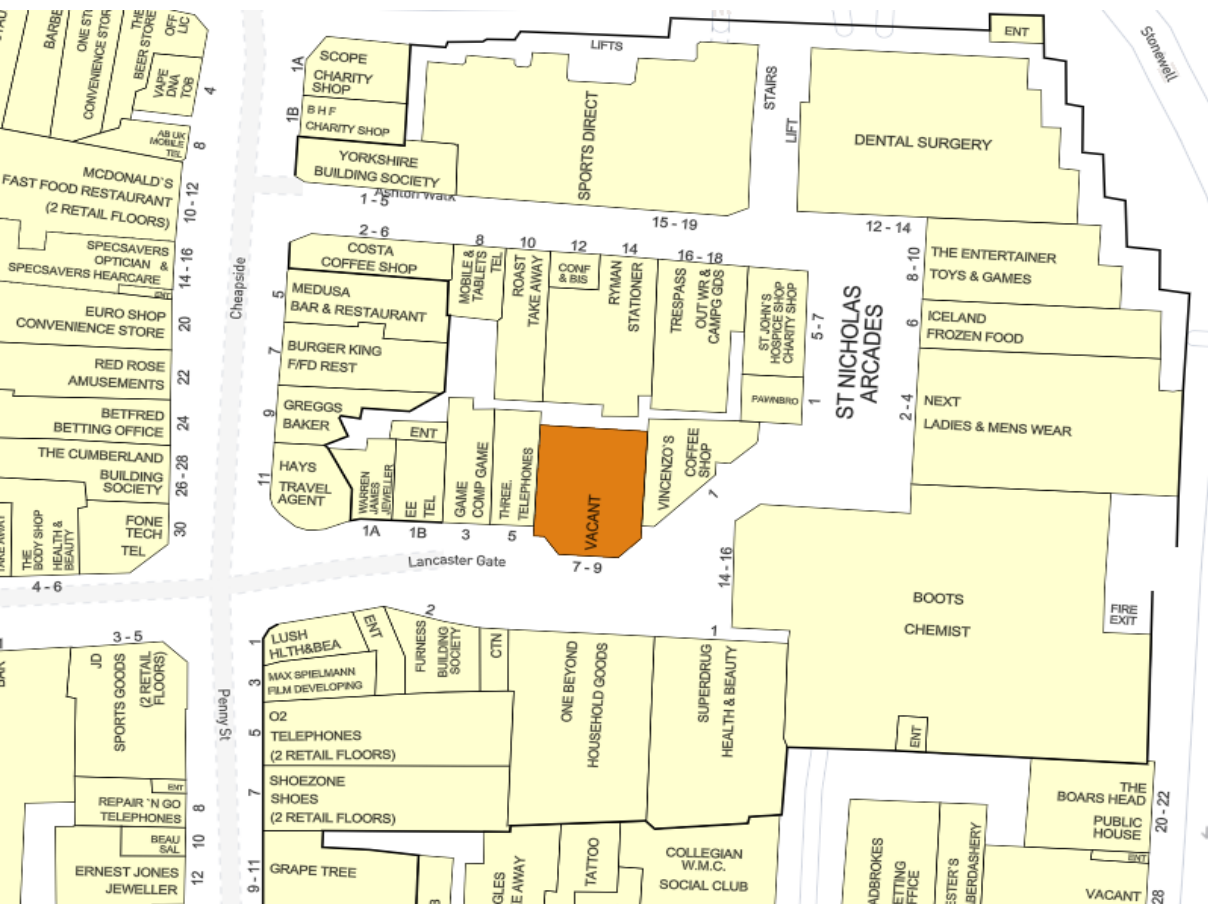
£26,830 per annum.

Business Rates

Rateable Value (2026) £49,500

Conditions

The unit is available for a variety of uses within Class E. Other uses will be considered, subject to planning.
EPC available upon request
Unit handover spec TBC.



Important Notice:

These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither GCL or any person employed by GCL has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). All photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.