

**TO LET**

**£3,125 Per Month**

**3,968 Sq Ft**



## **LANCASTER GATE, ST. NICHOLAS ARCADES, LANCASTER, LA1 1NB**

- Lancaster City Centre location
- St Nic's shopping centre
- Prime location
- Ground Floor - 2,042 Sq ft
- First Floor - 1,926 Sq ft
- The property has an EPC rating of 107 (E)



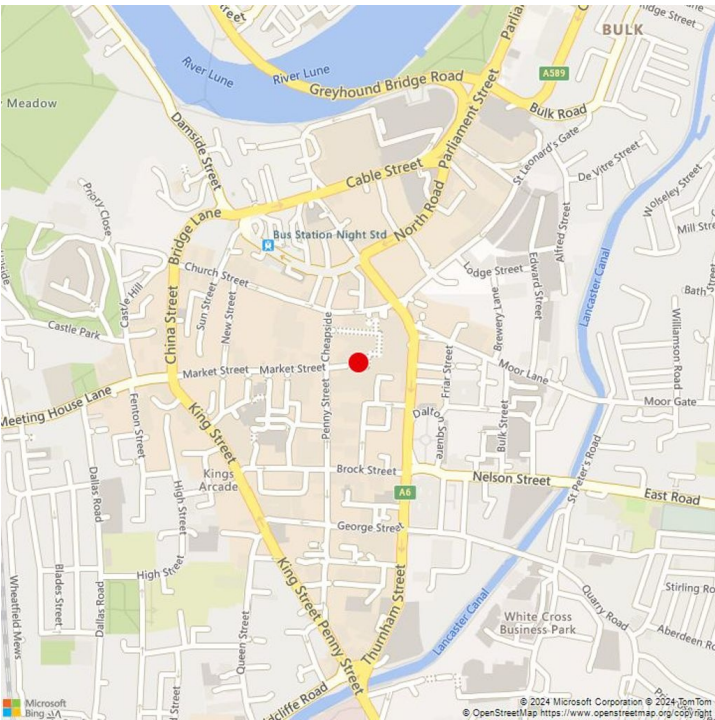
# UNIT 3-4, 7-9 LANCASTER GATE, ST. NICHOLAS ARCADES, LANCASTER, LA1 1NB

## Location

Lancaster, one of England's 13 Heritage Cities, has a City Centre population of 48,085 with a Local Authority population of 48,085 (source: ONS - 2021 Census). Lancaster University, ranked in the UK's Top 10 Universities by the Guardian for 2021, is home to almost 17,000 students with almost a third of those being from overseas.

Anchored by Next and Boots, St Nics is a covered, un-gated scheme that merges into prime Penny Street and benefits from a 300 space undercroft car park. The occupier line up offers a mix of retailers including Lush, o2, Superdrug, Costa, The Entertainer, Trespass and HMV amongst others.

The subject premises are in a prominent corner location adjacent to Trespass, opposite The Entertainer and by the car park access.



## Description

Situated in Lancaster, one of England's 13 Heritage Cities, this prime retail space is now available to let in the heart of the city centre. The premises are located in St Nic's, a popular, covered shopping area anchored by major retailers like Next and Boots and connected to Penny Street. It benefits from a 300-space undercroft car park and a diverse retail mix. Positioned in a prominent corner, the property offers substantial floor space with 2,042 Sq ft on the ground floor and 1,926 Sq ft on the first floor. This makes it an excellent opportunity for businesses looking to establish or expand their presence in a dynamic retail environment surrounded by a mix of shops and services in Lancaster's city centre.

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## Accommodation

The premises comprise the following net internal floor areas:

Ground Floor - 2,042 sq ft  
First Floor - 1,926 sq ft

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 2,042        | 189.7         |
| First Floor  | 1,926        | 178.93        |
| <b>TOTAL</b> | <b>3,968</b> | <b>368.63</b> |

## EPC

The property has an EPC rating of 107 (E). A copy of the EPC is available upon request.

## Rateable Value

£33,057

## Lease Terms

The shop unit is available on a new effectively full repairing and insuring lease.

## VAT

All figures quoted are subject to VAT where applicable.

## Legal Costs

The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

## Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.  
Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)

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