

Prime Shop To Let

3 Lancaster Gate, St Nicholas Centre,
Lancaster

Contact
Ben Barclay
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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 covered scheme that occupies a prime location and benefits from a 300 space underground Car Park. The tenant line up offers a strong mix of retailers including Sports Direct (due to open shortly), Boots, Next, Grape Tree, Superdrug, and Iceland.

The subject premises are located at the primary entrance to the scheme and sits adjacent to Three and EE.

Accommodation (NIA)

Ground Floor Area – 853 sq ft

First Floor Area – 480 sq ft

Nearby Retailers

NEXT



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Details

Terms

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

Rent

£27,500 per annum.

Service Charge

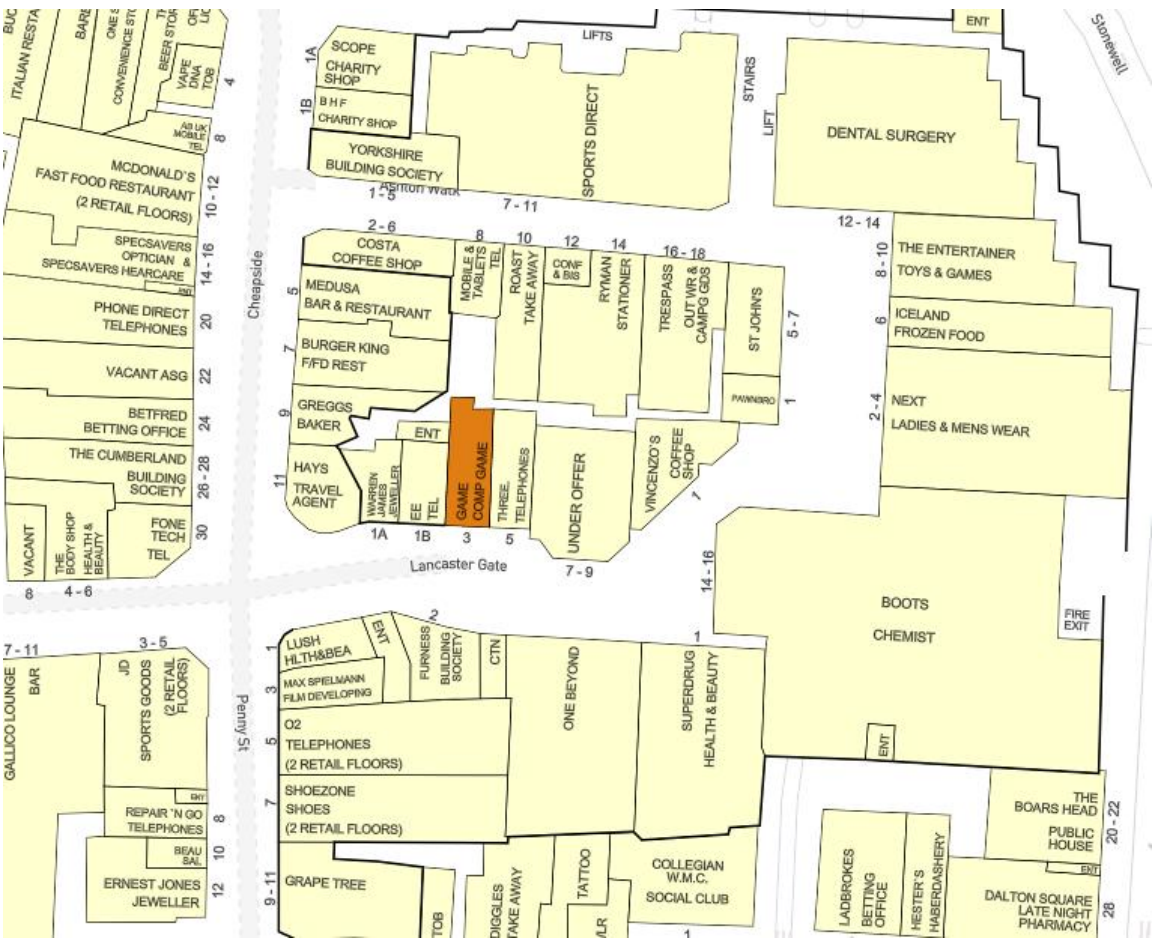
£9,500 per annum.

Business Rates

Rateable Value (2026) £21,250

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.



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