

PRIME SHOP TO LET

GRICE COLLINS LONG



LANCASTER

UNIT 3-4 (7-9 LANCASTER GATE)

LA1 1NB

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 Lush, O2, Superdrug, Costa, The Entertainer and Trespass.

The unit benefits from a substantial frontage and occupies a prominent location at the front of the scheme.

ACCOMMODATION

The premises comprise the following net internal floor areas:

Ground Floor - 2,042 sq ft (190 sq m)

First Floor - 1,926 sq ft (179 sq m)

NEARBY



CONTACT:

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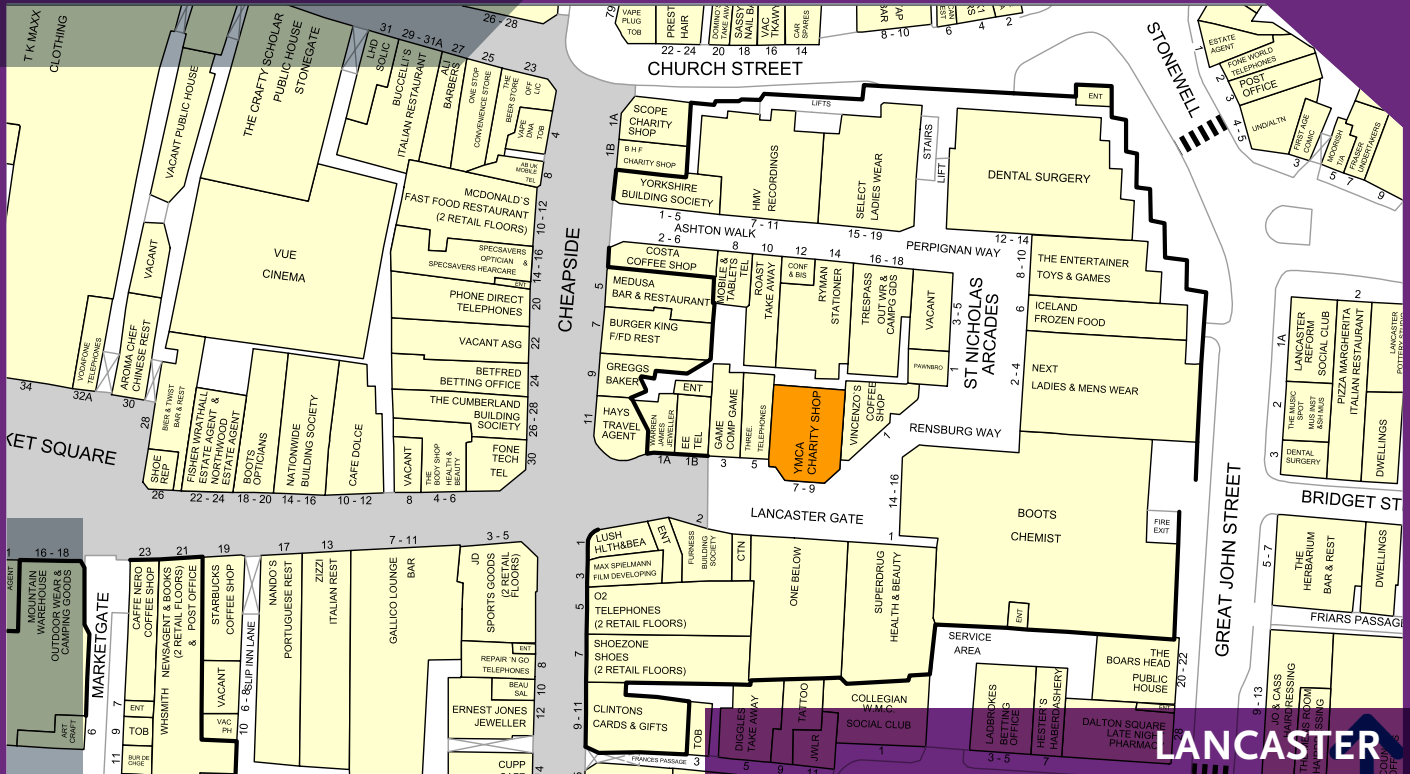
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GCL DETAILS

TERMS

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

RENT

Upon Application

SERVICE CHARGE/RATES

Service Charge - £28,920 per annum

(The current Service Charge estimate)

Further details upon request

Rateable Value - £55,000*

*RV appeal ongoing

CONDITIONS

The unit is suitable for a variety of uses within class E.

Other uses will be considered (subject to planning).

EPC available upon request.

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