

TO LET

£40,000 Per Annum

4,930 Sq Ft



TO LET - UNIT 18-19 PERPIGNAN WAY, ST. NICHOLAS ARCADES, LANCASTER

- Lancaster City Center location
- St Nic's shopping center
- Prominent corner location adjacent
- Ground floor approximately 3750 Sq Ft
- First floor approximately 1180 Sq Ft
- Merges into prime Penny Street

 **FISHER
WRATHALL
COMMERCIAL**

UNIT 18-19, PERPIGNAN WAY, ST. NICHOLAS ARCADES, LANCASTER, LA1 1NE

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 subject premises are in a prominent corner location, opposite Trespass and adjacent to the car park entrance.

Description

The premises comprise the following net internal floor areas:

Ground Floor - 3,750 sq ft (348.39 sq m)

First Floor - 1,181 sq ft (109.72 sq m)

Accommodation

	Sq Ft	Sq M
Ground floor	1,180	109.62
First floor	3,750	348.38
TOTAL	4,930	458

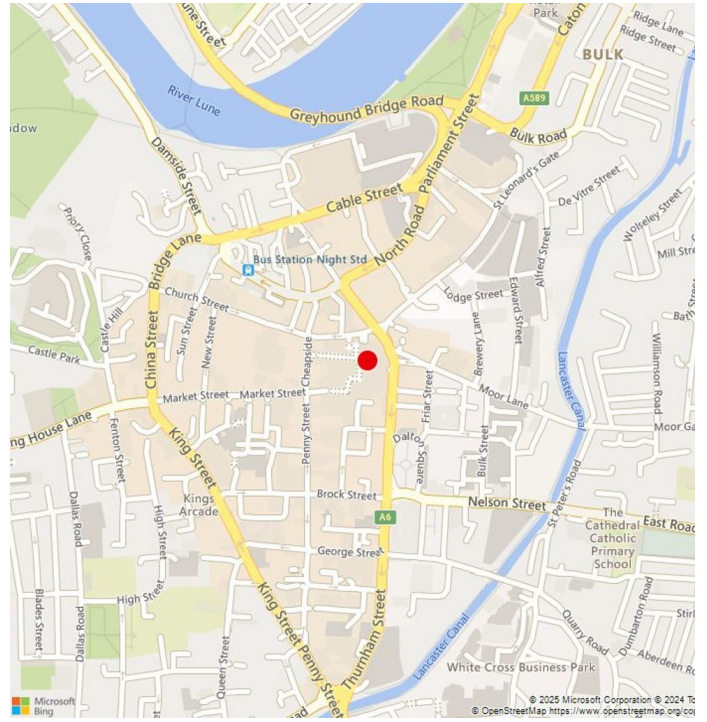
EPC

The unit is suitable for a variety of uses within class E. Other uses will be considered (subject to planning).

EPC available upon request.

Rateable Value

£82,000



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

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