

TO LET

£25,000 Per Annum

1,669 Sq Ft



PERPIGNAN WAY, ST. NICHOLAS ARCADES, LANCASTER

- Lancaster City Center location
- St Nic's shopping center
- Prominent corner location adjacent
- Ground floor approximately 916 Sqft
- First floor approximately 826 Sqft
- EPC rating of 107 (E)

 **FISHER
WRATHALL
COMMERCIAL**

UNIT 8, 3-5 PERPIGNAN WAY, ST. NICHOLAS ARCADES, LANCASTER, LA1 1NE

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

Located in the heart of Lancaster, one of England's 13 Heritage Cities, this prime retail property is now available to let, presenting a fantastic opportunity for businesses. The premises are strategically situated in a prominent corner location within St Nics, a covered, un-gated shopping centre anchored by Next and Boots and merged into the prime retail street, Penny Street. Benefiting from a 300-space undercroft car park and surrounded by a mix of retailers including Lush, o2, Superdrug, Costa, The Entertainer, Trespass, and HMV, the subject premises offer considerable commercial appeal with a ground floor area of 890 Sq ft and a first-floor area of 779 Sq ft, making it an excellent opportunity for a business aiming to capitalize on the high foot traffic and dynamic retail environment of Lancaster's city centre.

Accommodation

The premises comprise the following net internal floor areas:

Ground Floor Area - 890 sq ft

First Floor Area - 779 sq ft

| | Sq Ft | Sq M |
|-------------------|--------------|---------------|
| Ground Floor Area | 890 | 82.68 |
| First Floor Area | 779 | 72.37 |
| TOTAL | 1,669 | 155.05 |

EPC

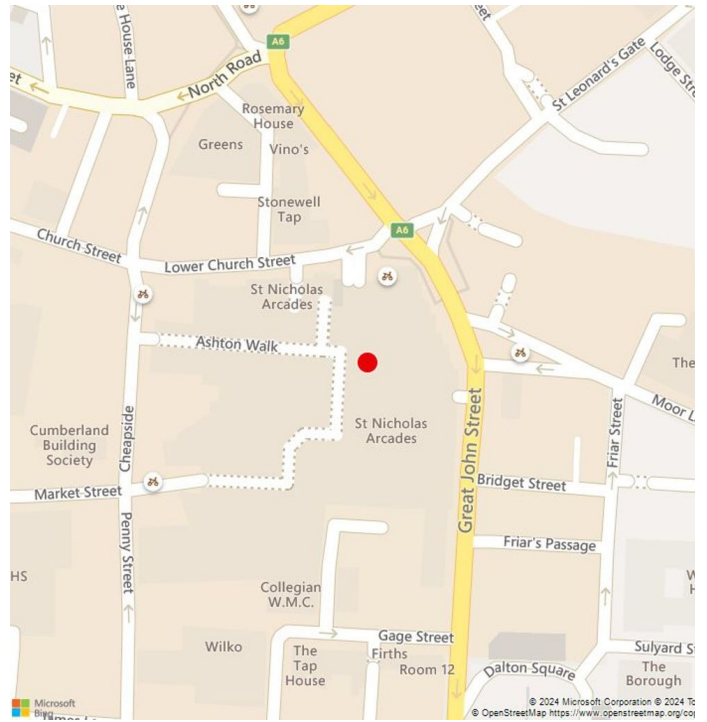
The property has an EPC rating of 107 (E). A copy of the EPC is available upon request.

Rateable Value

£23,500

Lease Terms

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



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

John Davenport
john@fwcommercial.co.uk

