

12 MARKETGATE, LANCASTER

FITTED RETAIL UNIT - TO LET



LOCATION

The unit is located in the busy Marketgate which is a high street centre in the heart of Lancaster. The scheme is anchored by Primark and is home to a great mix of national, regional and independent retailers, cafes, coffee shops and food businesses. Also located nearby are Home Bargains, Waterstones, The Works, The Fragrance Shop, Vincenzos, Caffè Nero, Lakeland Gifts, Designer Clearance and many more

New lettings have recently been agreed with Poundland and Mountain Warehouse, two great new additions to Marketgate!

LEASE

The unit is available by way of new lease for a term of years to be agreed.

FLOOR AREAS

The unit provides the following approximate areas, which are to be used as a guide only:

Ground Floor - 1,517 sq ft
First Floor - 1,142 sq ft

USE

The unit benefits from Use Class E (Commercial, Business & Services) and previously traded as retail shop.

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DESCRIPTION

The available unit comprises Ground Floor retail space which is fully fitted internally and ready for an incoming tenant to trade. The unit also has an additional storage and back of house areas at first floor, leading to the centre's service yard for deliveries.

The unit benefits from excellent full height glazed shop frontage facing Marketgate high street and prominent signage opportunity.

RENT

£30,000 per annum exclusive of Service Charge, Business Rates, Insurance, VAT and Utilities.

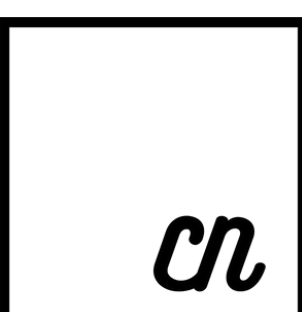
Service Charge details upon request.

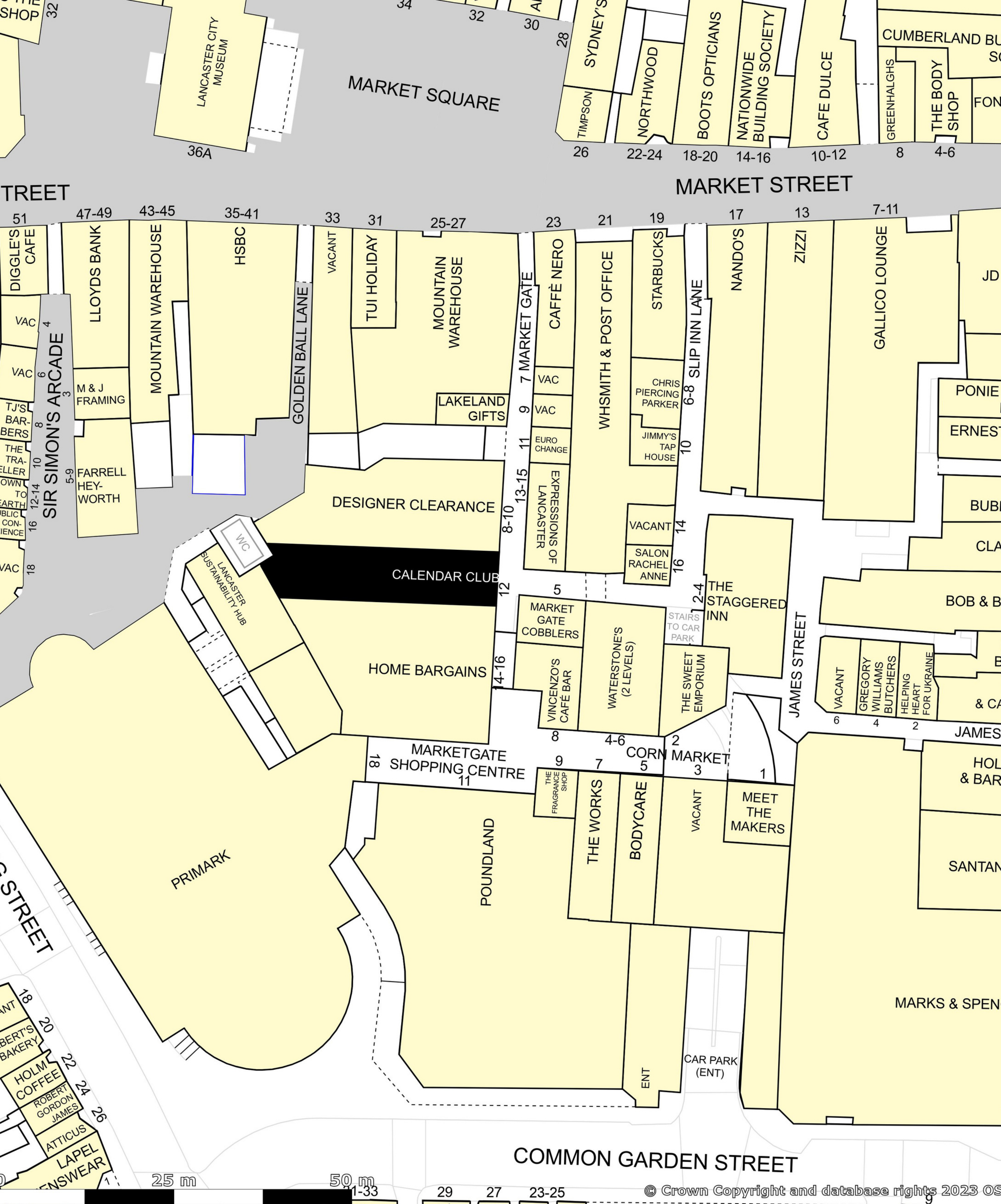
RATEABLE VALUE

The unit has a Rateable Value of £24,000 from 1 April 2023. Interested parties should confirm the exact Business Rates payable with the local authority. Business Rates Relief may also be available.

EPC

A copy of the full certificate and report can be provided upon request.





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