

2 JAMES LANE LANCASTER



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@CN_PROP

- **HIGH STREET RETAIL UNIT IN THE HEART OF LANCASTER CITY CENTRE**
- **NEIGHBOURING RETAILERS: M&S, BODYCARE, THE WORKS, WATERSTONES**
- **355 SQ FT @ GROUND FLOOR + FIRST FLOOR STORAGE**
- **FLEXIBLE LEASES AVAILABLE**
- **POP UP SHOPS CONSIDERED**

**TO
LET**

2023 PROPERTY COSTS:

RENT - UPON APPLICATION

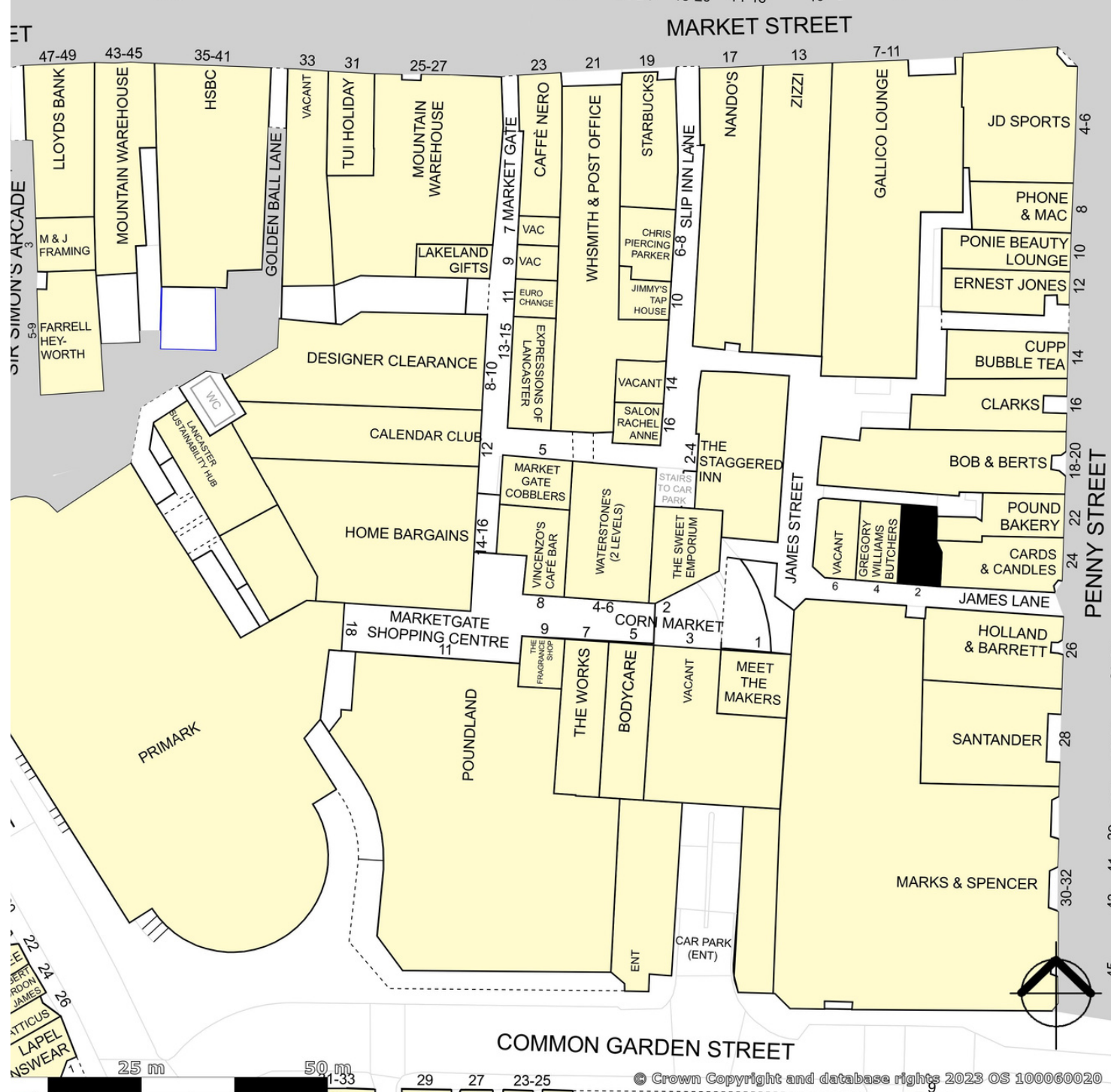
SERVICE CHARGE - £12,289 PA

INSURANCE - £211 PA

RATEABLE VALUE - £11,500*

(REDUCED FROM APRIL 23 - SMALL BUSINESS RATES RELIEF AVAILABLE!)

- ANCHORED BY A 50,000 SQ FT PRIMARK
- ON SITE CAR PARKING WITH 127 SPACES
- KEY RETAILERS INCLUDE: M&S, WATERSTONES, THE WORKS, BODYCARE, CAFFE NERO & MORE!
- NEW LETTINGS AGREED WITH POUNDLAND & MOUNTAIN WAREHOUSE



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