

6 JAMES LANE, LANCASTER

RETAIL UNIT TO LET



LOCATION

The subject unit is located in a prime corner position on James Lane, within Marketgate Shopping Centre, Lancaster city centre and just off Penny Street, situated opposite the entrance to M&S Food.

DESCRIPTION

The subject property comprises a corner retail unit with glazed frontage, occupying a very prominent position fronting the high street. The property also benefits a First Floor. Internally the unit is fitted as a retail unit.

FLOOR AREAS

Arranged over four levels, providing the following approximate areas, which are to be used as a guide only:

Ground Floor: 451 sq ft

First Floor: 554 sq ft

Total: 1,050 sq ft

USE

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

RENT

Upon Application

LEASE

The property is available by way of a new lease for a term of years to be agreed. Short term, flexible leases with break options will also be considered.

RATEABLE VALUE

The property has a Rateable Value of £13,000 from 1 April 2023. Interested parties should confirm the exact Business Rates payable with the local authority.

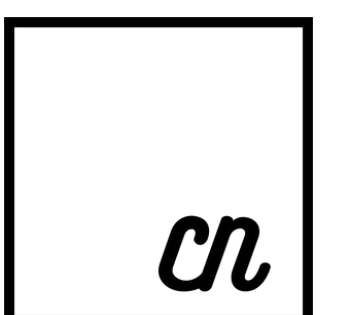
SERVICE CHARGE

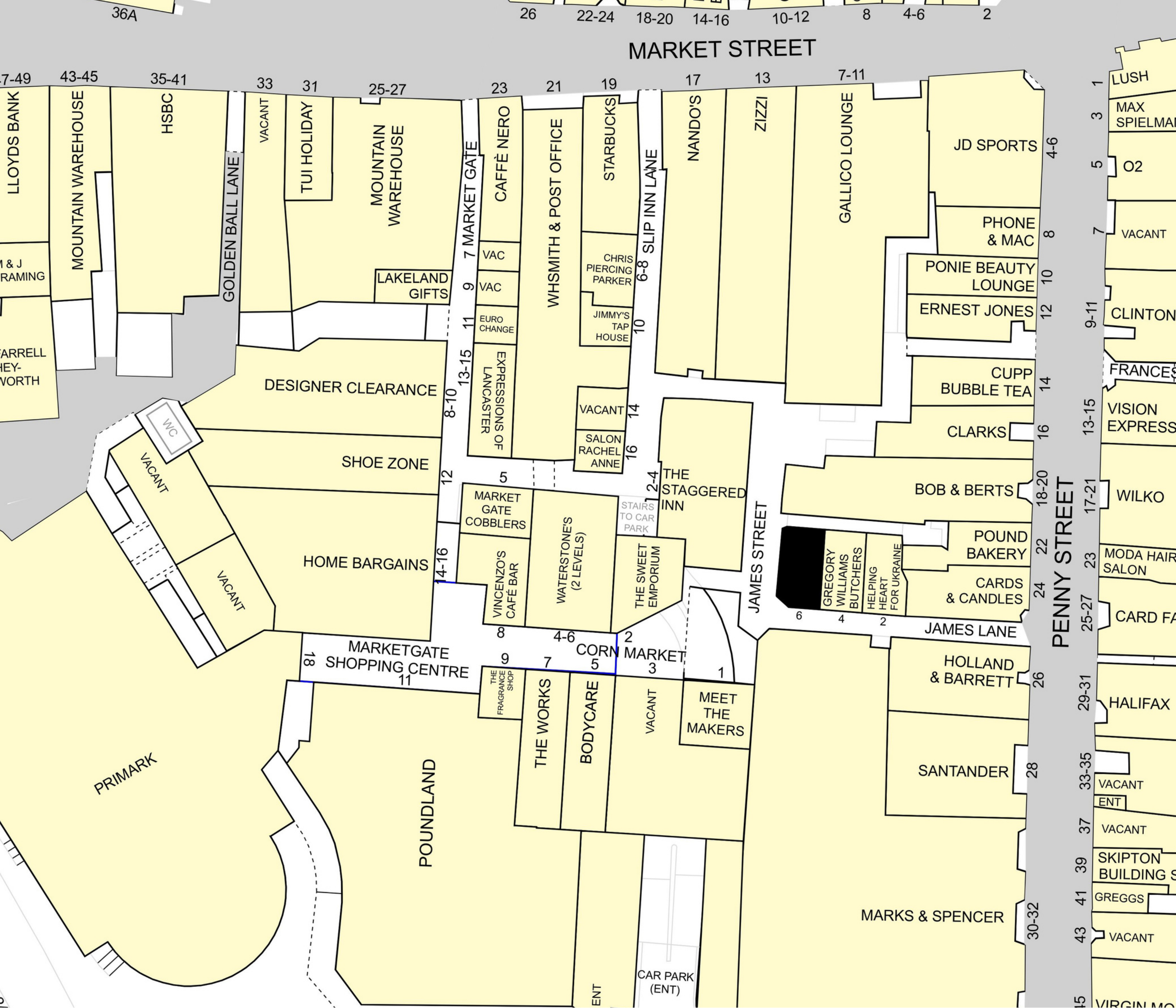
£11,362 pa.

EPC

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

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