

6 JAMES LANE MARKETGATE LANCASTER



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@CN__PROP

TO LET



- **HIGH STREET RETAIL UNIT**
- **LOCATED OFF PENNY STREET
AND OPPOSITE M&S FOOD
ENTRANCE**
- **451 SQ FT @ GROUND FLOOR +
FIRST FLOOR ANCILLARY**
- **PROMINENT CORNER LOCATION**
- **FLEXIBLE LEASE AVAILABLE**
- **RENT UPON APPLICATION**

MORE INFO:

- ANCHORED BY A 50,000 SQ FT PRIMARK
- ON SITE CAR PARKING WITH 127 SPACES
- KEY RETAILERS INCLUDE: M&S, WATERSTONES, NEW LOOK, THE WORKS, BODYCARE, CAFFE NERO & MORE!
- NEW OPENINGS IN 2021 INCLUDE: LAKELAND GIFTS AND DESIGNER CLEARANCE OUTLET



2020/21 PROPERTY COSTS:

- SERVICE CHARGE - £11,362 PA
- INSURANCE - £231 PA
- RATEABLE VALUE - £17,250

MARKETGATE, LANCASTER



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