



LANCASTER - ST NICHOLAS ARCADES UNIT 20 (12-14 PERPIGNAN WAY) LA1 1NB

LOCATION

Lancaster, one of England's 13 Heritage Cities, has a City Centre population of 48,085 with a Local Authority population of 138,375 (source: ONS – 2011 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. The City Centre provides a well-connected and compact retail offer and benefits from having avoided over-development and as such the overall vacancy rate is relatively low in the primary retail pitches.

Anchored by **Next** and **Boots** St Nics (previously St Nicholas Arcades) 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 unit occupies a prominent corner location, next the stair and lift access to the car park, adjacent to **The Entertainer**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales	601.25 sq m	(6,472 sq ft)
First Floor Storage	834.01 sq m	(8,978 sq ft)

TERMS

The shop unit is available on a new effectively full repairing and insuring lease from June 2021.

RENT

£78,000 per annum.

SERVICE CHARGE

The current service charge is £69,748 per annum.

RATES

Rateable Value (2017) £87,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

A copy of the EPC is available upon request.

SUBJECT TO CONTRACT, VACANT POSSESSION & WITHOUT PREJUDICE



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