

## TO LET

## 22 CHEAPSIDE, LANCASTER LA1 1LZ



- Cheapside is an attractive pedestrianised street located between St Nicholas Arcades and Marketgate Shopping Centre.
- Prime pitch adjacent to **McDonalds, Costa, Specsavers and Greggs**
- Well configured accommodation suitable for retail and leisure operators
- Ground floor sales 106.8 m<sup>2</sup> (1,150 ft<sup>2</sup>)
- Rent - £42,500 pa exclusive of VAT, rates and all other outgoings



## **SITUATION**

The Cathedral City of Lancaster provides an attractive and historic centre easily accessible to the wider North West region and 2 miles west of the M6 motorway.

The City has a population of 144,000 and with 290,000 within a 30 minute drive time. In addition, Lancaster University is ranked sixth in the Sunday Times Good University Guide and typically home to 15,000 students each year.

The property is located in a strong prime location on the pedestrianised Cheapside, the main retail street linking the town's two shopping centres and occupying a strategically central location.

Recent lettings in the immediate area to the likes of Burger King, Nando's, Phone Direct, Shoe Zone and Bob n Berts show the continued vibrancy of this location.

## **ACCOMODATION**

The property is arranged over ground, first, second and attic floors and offers well configured accommodation. The first floor area may be suitable for potential sales/customer area.

<b>Net Frontage</b>	4.8 M	15' 8"
<b>Ground Floor Sales</b>	106.8 M <sup>2</sup>	1,150 ft <sup>2</sup>
<b>First Floor Sales/Storage</b>	110 M <sup>2</sup>	1,184 ft <sup>2</sup>

Plus Second Floor and Attic accommodation.

## **LEASE TERMS**

A new Full Repairing & Insuring lease for a term to be agreed is available at **£42,500 per annum** exclusive.

## **EPC**

The property is undergoing a refurbishment and a new Energy Performance Certificate will be provided. Further details upon available upon request.

## **BUSINESS RATES**

<b>Rateable Value</b>	£43,750
<b>2023/2024 UBR</b>	£0.49
<b>Estimated Rates Payable</b>	£21,437.50

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## **PLANNING**

Having previously operated as an amusement arcade outside of Class E of the current Use Classes Order the premises may potentially, subject to a renewed application, be suitable for such use again or an alternative use also typically outside of Class E. Interested parties are encouraged to make further enquiries of the Local Planning Authority.

## **VIEWING**

For enquiries, viewing, and general information, please contact:

**Ian Thurlbeck**

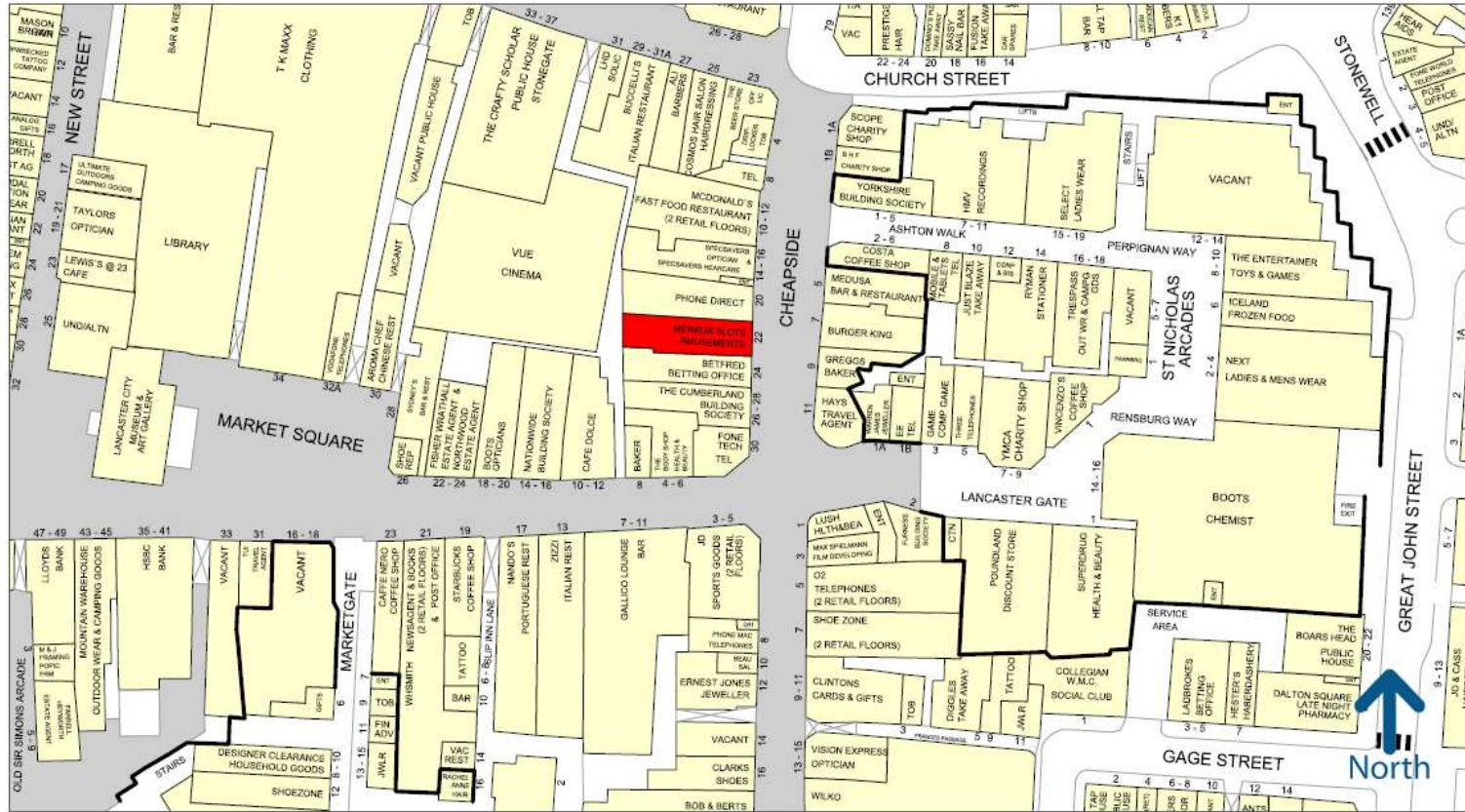
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Lancaster



50 metres



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