



**FISHER  
WRATHALL  
COMMERCIAL**



**TO LET**

**7-9 Lancaster Gate, Lancaster, LA1 1NB  
£1 Price On Application**





# 7-9 Lancaster Gate, Lancaster, LA1 1NB

## £1 Price On Application



### LOCATION

Lancaster, one of England's 13 Heritage Cities, has a City Centre population of 48,085 with a Local Authority population of 48,085 (source: ONS – 2021 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.

Anchored by Next and Boots, St Nics 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 premises are in a prominent corner location adjacent to Trespass, opposite The Entertainer and by the car park access.

### ACCOMMODATION

The premises comprise the following net internal floor areas:

Ground Floor - 2,042 sq ft

First Floor - 1,926 sq ft

### TERMS

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

### RENT

Upon Application

### SERVICE CHARGE

The current service charge estimate is £24,014 per annum.

Further details upon request.

### RATES PAYABLE £33,057\*

\*Rateable Value has been appealed by Landlord – further details available on request

### COSTS

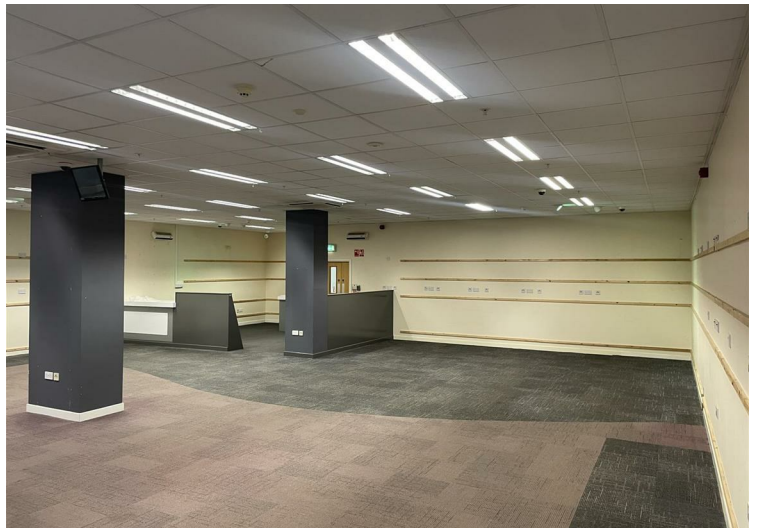
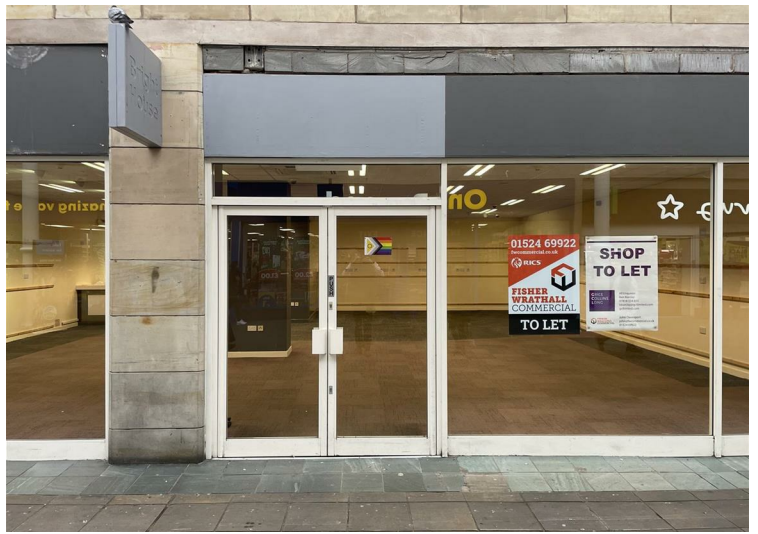
All figures quoted are subject to VAT where applicable. The

incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

The property has an EPC rating of 107 (E). A copy of the EPC is available upon request.

### SUBJECT TO CONTRACT & WITHOUT PREJUDICE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**MIGHTYHOUSE**  
ESTATES

**Approximate total area<sup>1</sup>**  
2049.22 ft<sup>2</sup>  
190.38 m<sup>2</sup>

**Reduced headroom**  
1.34 ft<sup>2</sup>  
0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.