

To Let



Lancaster

17-21 Penny Street

Total Area: 19,291 sq ft (1,792.13 sq m)

Rent on application

LARGE FORMER WILKO PREMISES

Location & Description:

- Penny Street is Lancaster's principal retail thoroughfare. The subject property occupies a 100% prime retailing pitch and is highly visible to all shoppers.
- Retailers trading nearby include Vision Express, Lush, Next and JD Sports.
- The subject property provides retail use on ground and first floor, with staff/ancillary/storage area at first floor. There is an escalator link and goods lift to the rear.

Demise:

Ground Floor 9,617 sq ft (893.42 sq m)
First Floor 9,674 sq ft (898.71 sq m)
Total 19,291 sq ft (1,792.13 sq m)

Rent:

Upon application.

Lease:

New FRI lease, term to be agreed.

Business Rates:

Rateable Value (April 2023) - £159,000

EPC:

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Legal and professional fees:

Each party to bear their own legal and professional costs incurred in the transaction.

Date:

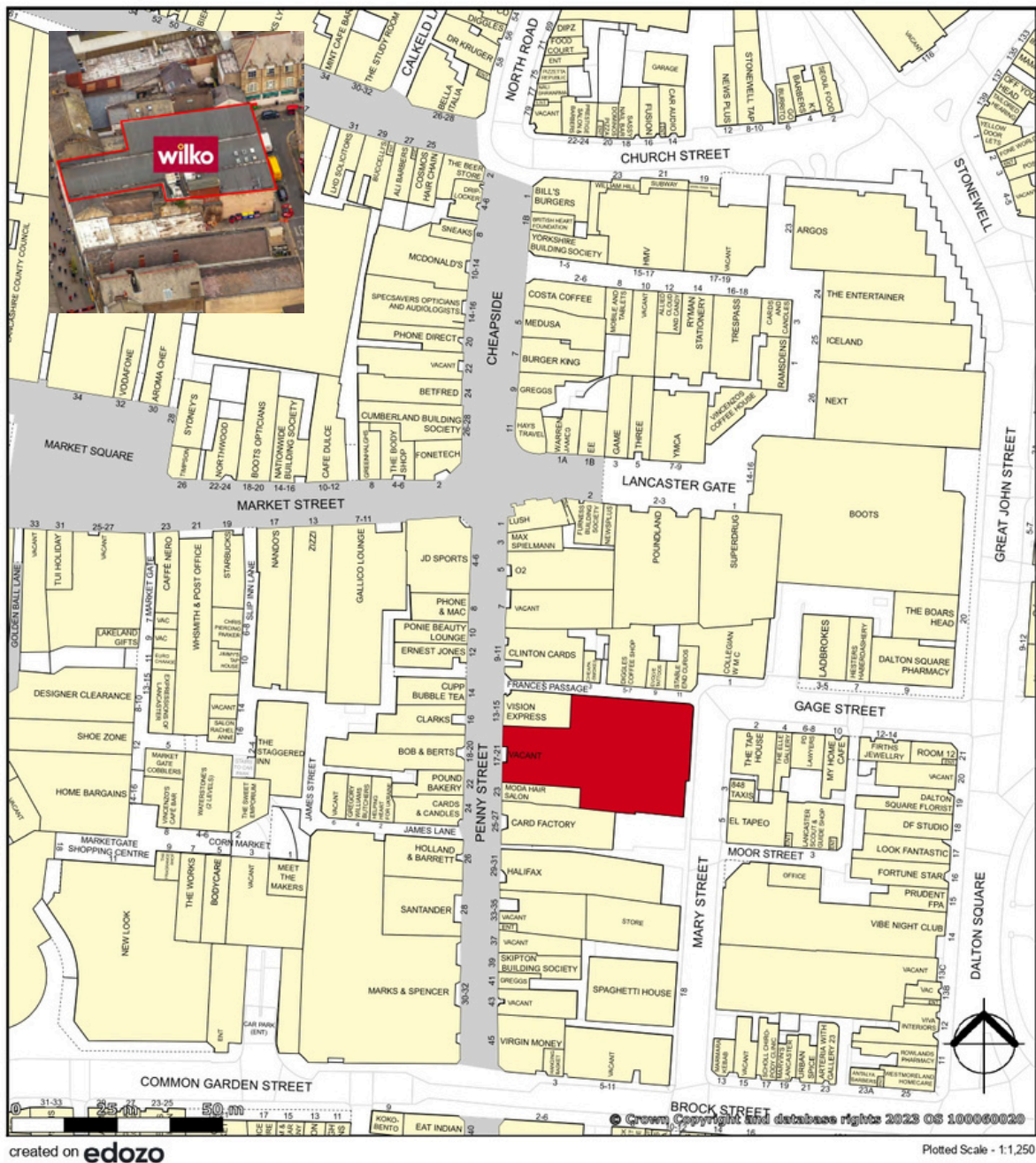
April 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Grant Owens**

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