

To Let



Lancaster

Unit 28, Marketgate Shopping Centre

Ground Floor: 451 sq ft (41.9 sq m)

Rent on application

Location & Description:

- **Marketgate Shopping Centre is a vibrant retail centre within the heart of Lancaster city centre. Offering a wide range of national and independent shops.**
- **Dedicated 127 space car park and provides 127,745 sq ft of retail space.**
- **Lancaster has a wide catchment population of 148,119, and is the dominant retail provision to numerous smaller nearby towns.**
- **Subject unit is situated on James Street opposite M&S with neighbours such as Bon Marche and Savers.**

Demise:

Ground Floor 451 sq ft (41.9 sq m)
Ancillary 554 sq ft (51.5 sq m)

Rent:

Available upon application.

Lease:

New FRI lease, term to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Business Rates:

Rateable Value (April 2026) – £11,750.

Date Prepared:

April 2026


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.

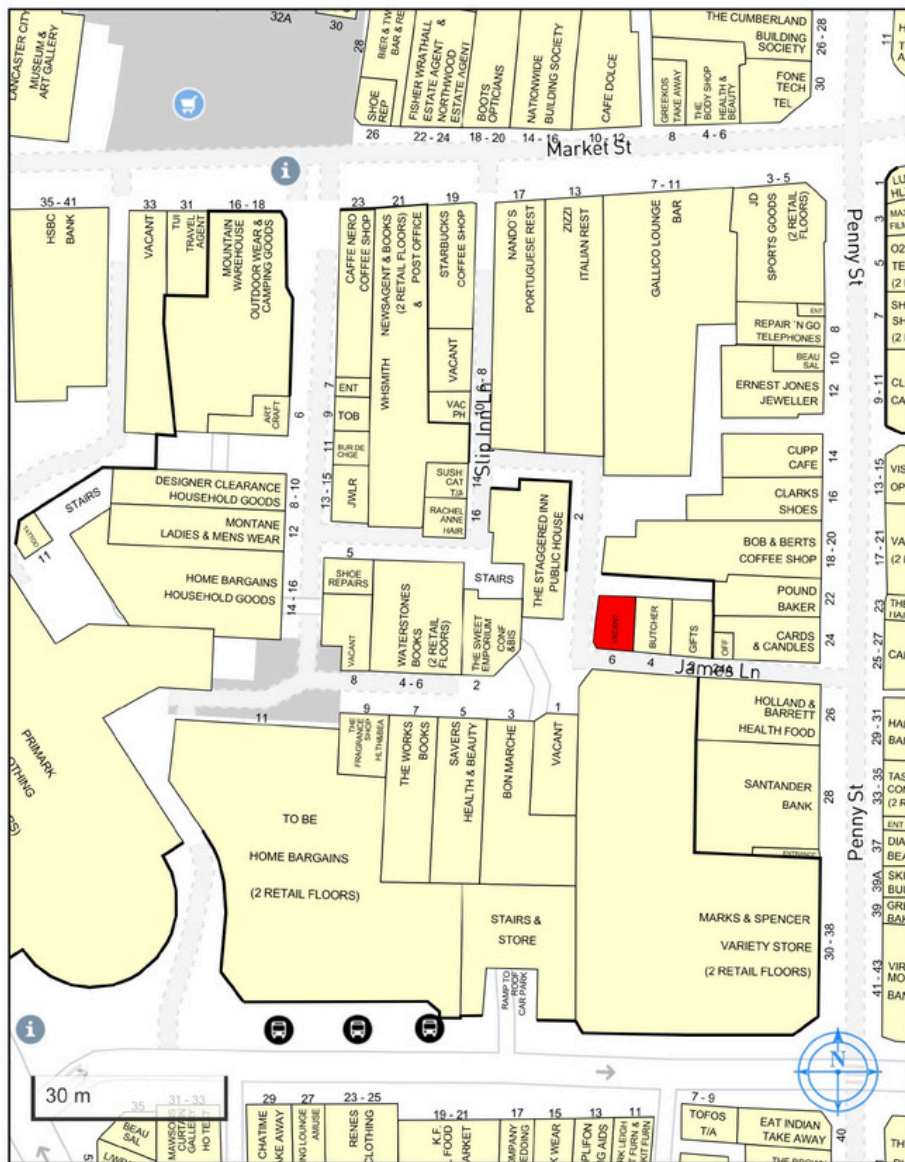
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Lancaster (Unit 28 Marketgate Goad)
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