



SHOPPING CENTRE PROPERTY / CLASS A1  
2 Cornmarket Marketgate Shopping Centre, Lancaster



**Rent: £40,000 PA**

**Area**

863 Sq ft / 80 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Lancaster is an attractive university city (c20,000 students) which draws from a catchment population of over 106,000 persons and a district population of 135,000.

Located in the heart of the historic City of Lancaster, Marketgate Shopping Centre is home to an eclectic mix of retailers that sees national brands complemented by independent retailers. This exciting development offers excellent retail and catering opportunities. Primark, the largest anchor within the city, has joined Marketgate's compelling offer with a 50,000 sq.ft store. Other current tenants include Waterstones, New Look and Caffe Nero.

The Centre benefits from its own rooftop shoppers car park.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	863	80.18

**Rent:**

We are seeking rent of £40,000 per annum exclusive.

**Tenure:**

The premises are available by way of a new 10 year effectively full repairing and insuring lease subject to a single upward only rent review at the expiry of the 5th year.

**Business Rates:**

The unit has a 2017 rateable value assessment of £24,000.

For further details please contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

The on-account service charge for the year 2018 stands at approximately £9,916 per annum.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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