

On Instructions from Vue Cinemas**To Let on New Lease**

**Mall Unit's 1 and 2
Church Street/Market Square
Arcade
Lancaster
LA1 1NP**

**City Centre Retail Unit's Opposite Vue Cinema**

Lancaster is located in the north west of England 20 miles north of Preston, 22 miles south of Kendal and 4 miles to the east of Morecambe. Access to the M6 motorway is located within 3 miles of the city centre at junction 34 giving relatively quick access to Manchester, Liverpool and Blackpool airports with the city also having good rail links being on the west coast mainline. The city has a district population of over 130,000 with 176,000 being within a 20 kilometre area of the city. A dynamic retailing centre is matched with a vibrant club and bar scene supported by the wide catchment population and student population attending both Lancaster University and St Martins College.

Location

The properties are situated in Church Street/Market Square which links the prime retail area of Market Street to Church Street as shown on the copy Goad extract. Nearby multiples include Woolworths, Greggs, HMV and Café Nero.

Description

The properties comprise two separate retail units with excellent display facilities to the Mall. Each unit is in shell condition.

Accommodation**Unit 1**

Internal width	50"
Maximum depth	19"
Ground floor sales	900 sq ft (approx.)

Unit 2

Internal width	48' 8"
Maximum depth	17' 5"
Ground floor sales	820 sq ft (approx.)

Rateable Value

To be assessed.

Lease

Both units are let on new sub-leases for a minimum term of 3 years or longer subject to 3 yearly upward only rent reviews on internal repairing and insuring terms with each unit being available at a rental of £7,250 p.a. exclusive of rates and Vat payable quarterly in advance. The sub-leases are to be outside the 1954 Landlord and Tenant Act and longer leases will be subject to a review on 15th June 2011 and 3 yearly thereafter.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The properties have been registered for Vat and Vat is therefore payable on the rental.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

