

**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 15<sup>th</sup> 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)

Peill and Company  
15/5/2008



50 metres