

**RETAIL/ROADSIDE UNIT TO LET ON A NEW LEASE**  
**PROMINENT POSITION ADJACENT TO MAIN ARTERIAL ROUTE**

**Unit 4 Kingsway Retail Park  
Lancaster  
LA1 1BS**



Lancaster is an attractive university city situated in north Lancashire with a catchment population in excess of 100,000 and a district population of over 135,000. Lancaster University and The University of Cumbria have over 20,000 students in the city and Lancaster serves as the county town for Lancashire.



### Location

Kingsway Retail Park is situated immediately adjacent to Caton Road and Bulk Road comprising part of the A6 main arterial route leading to junction 34 of the M6 motorway to the east and the city centre to the west. The unit available to let is immediately adjacent to Dreams, a new Lidl supermarket and Pizza Hut and a short distance from Sainsbury's, Halfords, B&M and Currys.

### Description

The property comprises a retail unit (bulky goods consent) situated immediately adjacent to Dreams and opposite Lidl supermarket. There is a shared 91-space car park immediately in front of the property. The property offers the following accommodation:-

### Accommodation

Ground floor

Gross internal area 310.2 sq m (3339 sq ft)

Outside – Shared car parking for 91 vehicles

### Terms

The property is available to let on the basis of a new 10-year full repairing and insuring lease subject to 5-yearly rent reviews, or longer subject to 5-yearly rent reviews.

### Rent

On application

### Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £34,500

UBR –49.9p (2021/2022)

Applicants are advised to make their own enquiries of the local rating authority.

### Energy Performance Certificate

To be recommissioned

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

### Service Charge

An Estate service charge is operated in respect of the common parts of the Estate – further details are available on request.

### VAT

The property is registered for VAT and VAT is therefore payable on rent and other payments under the terms of the lease.

### Viewing

Strictly by appointment through the joint agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com or Stockford Anderson (Andrew Collier dealing) for viewings.

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity**





**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991**

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