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Peill & Co

01539 888 000

**UNIVERSITY CITY – ZERO RATES PAYABLE
WELL-LOCATED SHOP TO LET ON A NEW LEASE**

**52 North Rd
Lancaster
LA1 1LT**



**Excellent opportunity to trade in central location close to major
retailers at competitive rent**

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 the surrounding area with the city also having good rail links

Chartered Surveyors, Commercial Property and Development Consultants, Chartered Valuation Surveyors, Building Surveyors
Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

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 University of Cumbria/St Martins College was recorded as being 18,380 in the 2023/24 academic year.

Location

The property is shown for identification purposes on the attached street traders' plan is in a prominent location close to the junction of North Rd with Damside St and other occupiers in the immediate vicinity including Lancaster Bus Station, Domino's, Bella Italia, McDonald's, Specsavers, Costa, and a range of independent traders and is close to a number of bars, restaurants and entertainment venues.

Description

The property comprises a mid terraced shop property arranged on basement (trap door access), ground, first and second floors with excellent double fronted shop front.

Accommodation

The property has the following approximate areas and dimensions:-

Gross frontage	22' 0"	6.71 m
Internal width	20' 4"	6.20 m
Built depth	20' 0"	6.10 m
Shop depth (max)	17' 0"	5.18 m
Ground floor sales	285 sq ft	26.48 sq m
First floor sales	309 sq ft	28.71 sq m
Second floor ancillary	233 sq ft	21.65 sq m
Plus w.c. and kitchen.		

Terms

The property is available to let on anew 6 year lease with rent review at year 3, on an FRI basis. A quarter's rent deposit may be required by the landlords.

Rent

A commencing rental of £15,000 per annum exclusive, payable monthly in advance.

Rating Assessment

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

Rateable value £6,700
UBR – 49.9p (2025/2026)

Applicants are advised to make their own enquiries of the local rating authority. **NB.** Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of '115-E'.

Services

Mains water, mains drainage and mains electricity are available to the unit.

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

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

Legal Costs

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

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is not presently registered for VAT

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams/Simon Adams dealing), admin@peill.com 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.



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Experian Good Plan Created: 22/10/2025