

TO LET - LANCASTER

Peill & Co
01539 888 000



**Former Pizza Hut
Unit 2
Kingsway Retail Park
Caton Road
Lancaster
LA1 1BS**

- Former Pizza Hit restaurant to let on a new lease
- Prominent roadside position on Kingsway Retail Park
- Adjacent to Lidl supermarket
- Newly developed student accommodation opposite



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Unit 2, Kingsway Retail Park, Caton Road, Lancaster, Lancashire LA1 1BS

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Location

Lancaster is the county town of Lancashire and has a district population of over 140,000. the city is home to two universities, Lancaster University (with over 18,000 students, and consistently a top-15 UK university) and a campus of the University of Cumbria. Lancaster lies just off the M6 Motorway at junctions 33 & 34 and is on the west coast London to Glasgow/Edinburgh mainline. The city is approx 25 miles north of Preston, 22 miles south of Kendal and close to the Lake District, Yorkshire Dales, Forest of Bowland National Landscape and the Arncliffe & Silverdale National Landscape.

Situation

Kingsway Retail Park is on the main vehicular approach to Lancaster from J34 of the M6 motorway and has a significant passing traffic flow along Caton Rd. Adjacent occupiers include Lidl, Dreams, Farmfoods, Sainsbury's and Currys PC World, Halfords & B&M on Parliament St Retail Park.

Description

The unit comprises a highly prominent roadside restaurant unit off Caton Road and adjacent to the Lidl supermarket and other occupiers including Dreams, St John Hospice shop, and newly developed student housing Caton Court on Bulk Rd. There is a large shared car park, and the property was previously occupied by Pizza Hut. The unit is arranged over ground floor restaurant with kitchen and ancillary areas with WC and staff welfare facilities at first floor.



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Accommodation

Ground floor restaurant

2,902 sq ft

(269.59 sq m)

First floor ancillary

840 sq ft

(78.12 sq m)

Total NIA

3,742 sq ft

(347.63 sq m)

Services

All mains services are available to the property

Terms

The property is available to let on the basis of a new 10 year FRI lease, subject to 5 yearly rent reviews

Rent

Rental on application

Rating Assessment

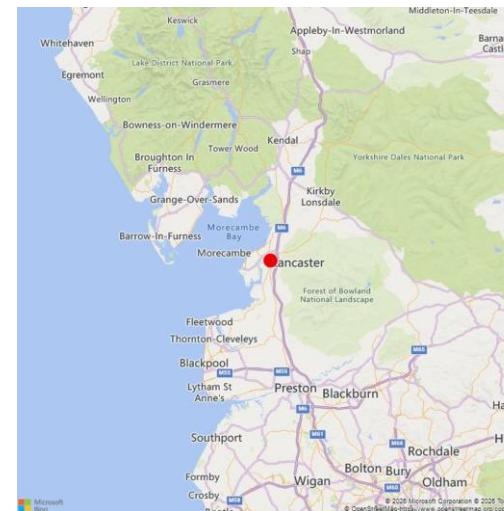
The property is assessed for rates at £74,000 The property will benefit from retail, hospitality and leisure relief

Energy Performance

The property is assessed at 72-C

VAT

The property is registered for VAT and VAT will therefore be payable on rent, service charge and other payments under the terms of the lease



Legal Costs

Each party is to be responsible for their own legal fees in any transaction

Anti-Money Laundering (AML)

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.

Further details and viewing

Viewing and further details from the agents (Simon Adams dealing) 01539 888 000 or admin@peill.com

Peill & Co

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Chartered Surveyors, Commercial Property & Development Consultants
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For more information of any of our services please contact Simon Adams FRICS on 01539 888 000 or by email to simon@peill.com.

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