



# To Let

## Unit 18 (15 Ashton Walk) St Nicholas Arcades Lancaster



### Description

The subject property is situated adjacent to Yorkshire Building Society and opposite Costa Coffee and Ryman within St Nicholas Arcades, the prime covered shopping centre in Lancaster. The Scheme has been recently extended, anchored by a new 15,000 sq ft Next, with other tenants including Boots, Poundland, Yorkshire Building Society, Superdrug and Game.

**\*\* Recent lettings to Next, The Entertainer and Iceland \*\***

### Accommodation

The premises are arranged on ground and first floors with the following approximate net internal floor areas:

Ground floor	106.7 m <sup>2</sup>	1,149 ft <sup>2</sup>
First floor	110.5 m <sup>2</sup>	1,190ft <sup>2</sup>

### Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews, at a commencing rent of £46,000 per annum exclusive.

### Business Rates

We understand that the property is assessed as follows:

Rateable Value: £38,500

UBR (2013/2014): £0.471

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The premises have an EPC rating of **D – 77**. A comprehensive Energy Performance Certificate can be made available upon request.

### VAT

VAT, if applicable, will be charged at the standard rate.

For further information or an appointment to view please contact:

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