

LANCASTER: 7-17 Market Street

An exciting NEW development in the heart of Lancaster



FIRST FLOOR LEISURE OPPORTUNITY

Good sized ground floor lobby - 1,066 sq ft (99 sq m)

First Floor - 12,422 sq ft (1,154 sq m)



LOCATION

Lancaster is the administrative centre of Lancashire with a resident population in excess of 50,000, and a student population of over 13,000.

The property occupies a prime trading location on the pedestrianised section of Market Street between Penny Street and the entrance to the Marketgate Shopping Centre, and opposite the **VUE Cinema**.

The new development comprises 4 new units, 3 units are let to **Nando's, Zizzi and Loungers (Gallico Lounge)** with one remaining due to abortive negotiations.

LEASE

A new fully repairing and insuring lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

RENT

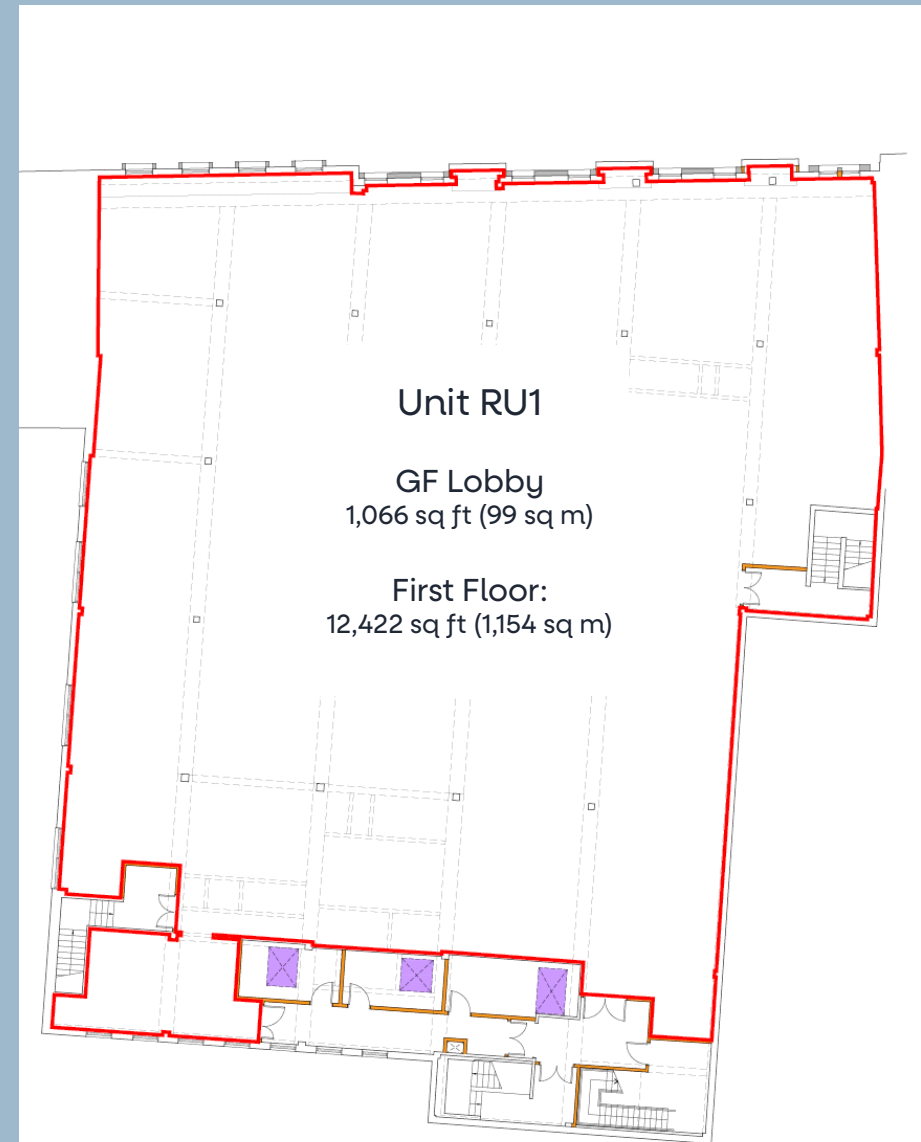
On Application.

RATEABLE VALUE

To be re-assessed.

SERVICE CHARGE

On application.

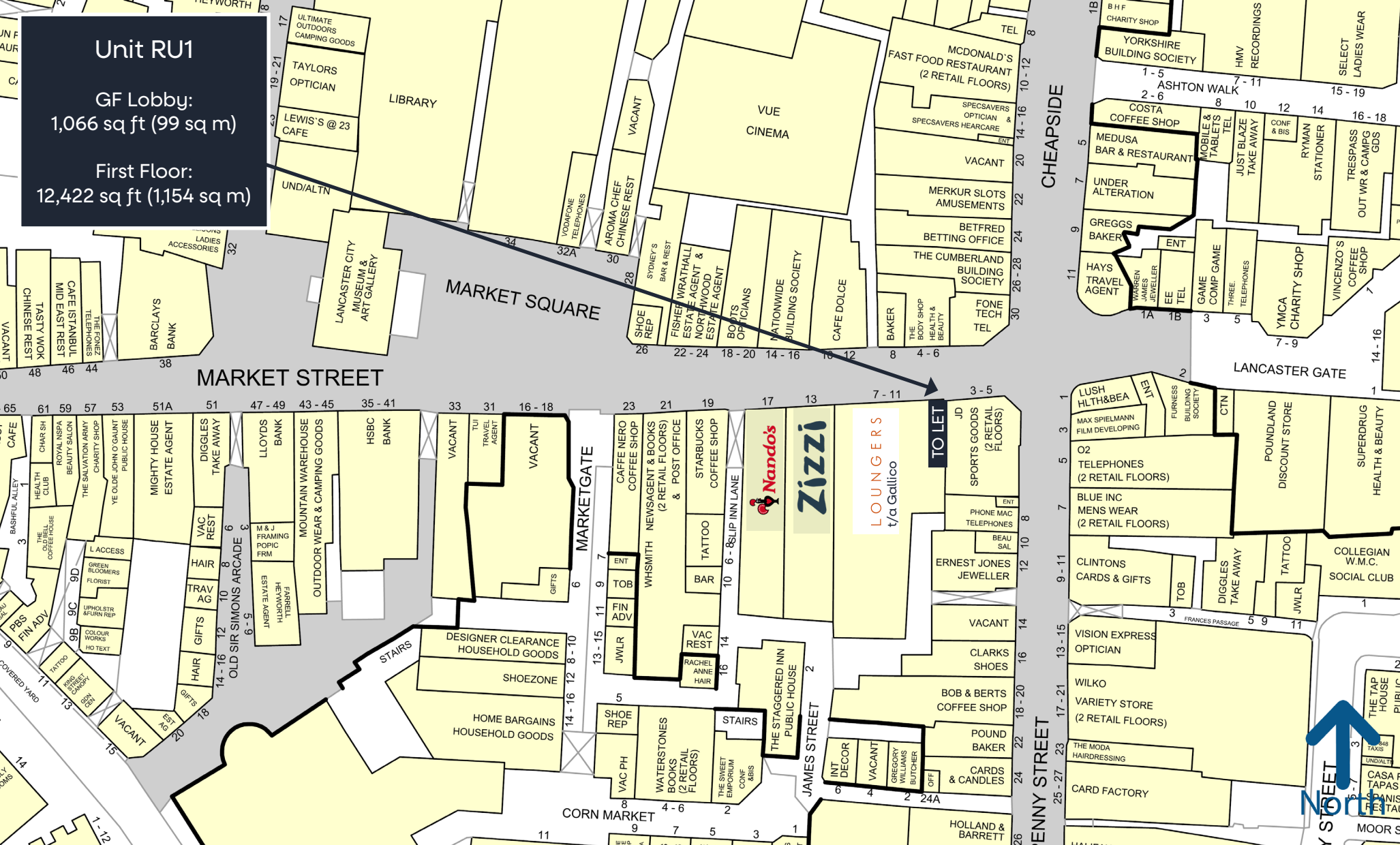


First Floor Plan

Unit RU1

GF Lobby:
1,066 sq ft (99 sq m)

First Floor:
12,422 sq ft (1,154 sq m)



IMPORTANT NOTICE: Jackson Criss and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JACKSON
CRISS**



VIEWING

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or an appointment to view,
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