

**To Let**  
£24,950 p.a. exclusive



# Three Storey City Centre Retail Unit

2,800 SQ FT (260.12 SQ M)

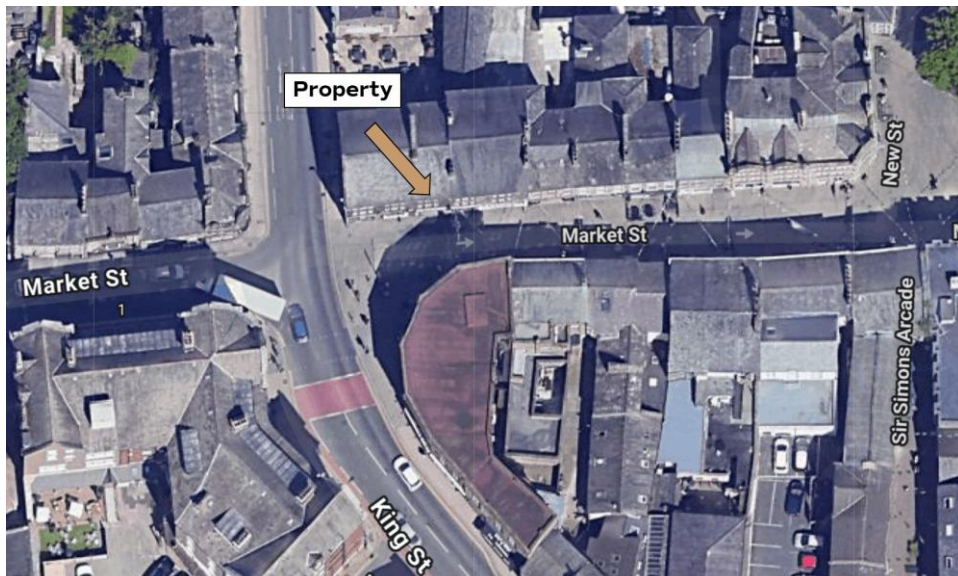
📍 54 MARKET STREET, LANCASTER, LA1 1HS

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent three-storey mid-terraced retail unit of attractive traditional stone construction
- Highly visible frontage on the busy, pedestrianised Market Street, close to Lancaster City Museum
- Ground, first and second floor accommodation extending to approximately 2,800 sq ft (NIA)
- Open-plan ground floor retail space with internal ramped access, suitable for a variety of occupiers
- Well-presented accommodation throughout, with a mix of laminate and carpet floor finishes
- Feature timber-framed recessed display frontage providing strong street presence and visibility
- Ancillary storage, staff welfare and office accommodation located on the upper floors
- Surrounded by a wide mix of national and independent retailers, cafés, bars and restaurants
- Short walking distance to St Nic's Shopping Centre, Lancaster Train Station and the main bus station
- Available by way of a new lease at a rent of £24,950 per annum exclusive



## LOCATION

The property occupies a prime position in the heart of Lancaster, a historic cathedral city with a vibrant modern economy supported by two major universities and a large, continually renewing student population. This drives strong footfall and sustained demand for retail, leisure and food and beverage uses.

Located on Market Street, one of Lancaster's main pedestrianised routes linking key city centre streets, the property benefits from consistently high pedestrian traffic throughout the day and evening. Excellent transport connectivity is provided by Lancaster Railway Station (approximately 250 metres away) and the Bus Station (around 300 metres away), with St Nic's Shopping Centre close by acting as a key retail anchor.

The surrounding area is well served by a mix of national and local occupiers, alongside a diverse range of independent shops, cafés, restaurants and bars. A strong student-led evening economy and nearby cultural attractions, including Lancaster City Centre Museum, further enhance footfall and reinforce the area's lively and attractive character.

## DESCRIPTION

The property comprises a three-storey mid-terraced retail unit of traditional stone construction. The accommodation extends to approximately 2,800 sq ft (NIA) and is arranged to provide open-plan retail sales space at ground floor level, with ancillary storage, staff welfare and office accommodation at first and second floor levels. There is a basement.

Pedestrian access to the retail area is provided via a centrally positioned entrance door, set within an attractive timber-framed recessed display frontage, which offers good visibility onto the street.

Internally, the unit benefits from a mix of laminate and carpet floor coverings throughout, together with a combination of fluorescent and LED lighting, providing a practical and well-lit retail environment.

## SERVICES

The mains services connected to the property include water supply, 3-phase electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	120.96	1,302
First Floor	63.82	687
Second Floor	75.34	811
<b>Total</b>	<b>260.12</b>	<b>2,800</b>

## LEASE TERMS & RENTAL

Available on Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £24,950 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## USE

The premises fall under Class E use, allowing for a flexible range of commercial uses, including retail, office, medical, cafe/restaurant and other service-orientated activities.

**It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Lancaster City Council).**

## EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £23,500, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with the Local Rating Authority (Lancaster City Council).**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### Daniel Westwell | Director

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