

To Let

# Commercial Premises



## Bishopgate Gardens, Preston

Bishopgate Gardens' retail units overlook the new plaza, which is a landscaped area that will merge with the new streetscape planned by Preston Council. This will provide space for residents to come together, with an outside seating area for Brew + Bake as well as space for events throughout the year.

Each retail unit has space for outdoor displays and advertising. The plaza catches the eye as a vibrant, creative, and independent retail hub that is in-keeping with its surroundings.

Bishopgate Gardens isn't just a block of apartments. It offers a new way to live in the heart of Preston, with exceptional communal spaces, a shared working space, ground floor retail premises, and beautiful designed landscaping.

### Accommodation:

Ground Floor | 81 sqm / 870 sqft

### Asking Rent:

£40,000 per annum.

### Additional Costs:

There is a nominal yearly charge for ground rent and service charge.

### Business Rates:

Rates need to be re-assessed. All interested parties are to make their own enquiries with the VOA.

EPC available upon request

### VAT

If VAT is applicable on this property, it will be at the prevailing rate.

# Bishopgate Gardens Location

The property is located at Bishopgate Gardens, on the pedestrian walking route to Preston Bus Station. The building itself is home to over 200 residents, creating a large, captive audience for on-site retailers. Situated nearby to Preston's market quarter, commercial tenants are ensured high footfall throughout the week.

Preston has been on an upward trajectory since it was granted city status in 2002. Now the third-largest city in the North West, it continues to go from strength-to-strength. Thanks to a package of private and public sector deals, the city is experiencing a 'once-in-a-lifetime transformation' that's set to level-up its social and business infrastructure with a total forecasted growth of £1bn over the next decade. With enviable transport links, established business and education hubs and a clear path for sustained growth, the city has an exciting future ahead as both a place to live and invest.

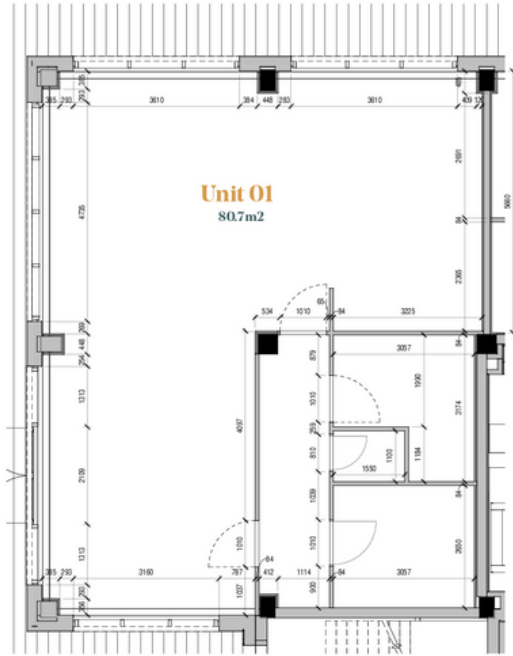
**Bishopgate Gardens**  
**Ormskirk Road,**  
**Preston,**  
**PR1 2QP**



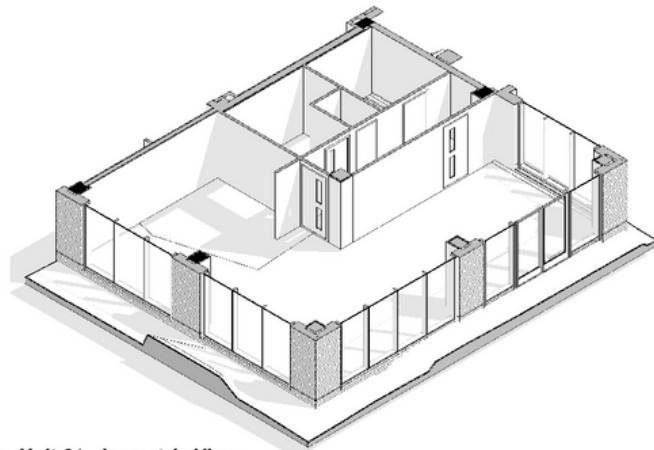
# Bishopgate Gardens Floor Plans



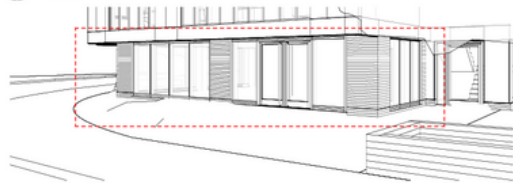
## Commercial Unit - Unit 01



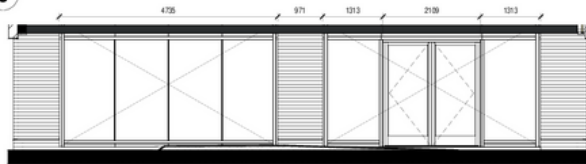
1 Unit 01 Plan  
1 : 50



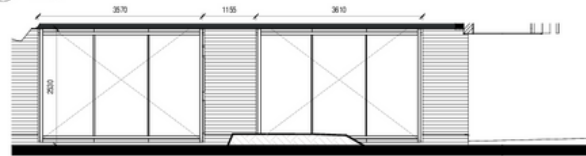
3 Unit 01 - Isometric View



2 Unit 01 - External View



4 Unit 01 - Elevation 02  
1 : 50



5 Unit 01 - Elevation 01  
1 : 50

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