



SHOPPING CENTRE PROPERTY / CLASS E

22 Fishergate Walk St George's Shopping Centre, Preston



Rent: On application

Ground Floor Area

1,564 Sq ft / 145 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The St George's Shopping Centre is located in the heart of Preston city centre. The city of Preston ranks 4th in terms of North West retail town centres behind only Manchester, Liverpool and Chester, dominating the retail offer across the County of Lancashire.

The centre links the two main shopping streets of Fishergate and Friargate. The scheme is anchored by H&M, New Look, Marks & Spencer and River Island. Other tenants include WH Smith, Superdrug and Costa. The unit is located on Fishergate Walk, adjacent to Yours and opposite H&M.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

| Demise: | Sq Ft | Sq M |
|-------------------|--------------|-------------|
| Ground Floor | 1564 | 145.3 |
| First Floor Store | 768 | 71.4 |

Rent:

Upon application.

Tenure:

The unit is offered on a new effectively Full Repairing and Insuring Lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £35,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge stands at approximately £18,075.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2023

Subject to Contract

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