



SHOPPING CENTRE PROPERTY / CLASS E

21 Friargate Walk St George's Shopping Centre, Preston



Rent: On application

Area

1,711 Sq ft / 159 Sq M

Viewing Strictly through the joint letting agents.

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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 Walk. The scheme is anchored by H&M, New Look, Marks & Spencer and River Island. With other tenants including, WHSmith, Superdrug and Costa.

The unit is located on Friargate, adjacent to Warren James and The Works. Other nearby retailers include Select Ladieswear, H&M and Greggs.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1711	158.96
Basement	980	91.04

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 unit has a rateable value assessment of £43,000.

For further details visit Gov.uk or contact the business rates department in 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:

Available on request.

EPC:

Energy Performance Asset Rating - C

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:

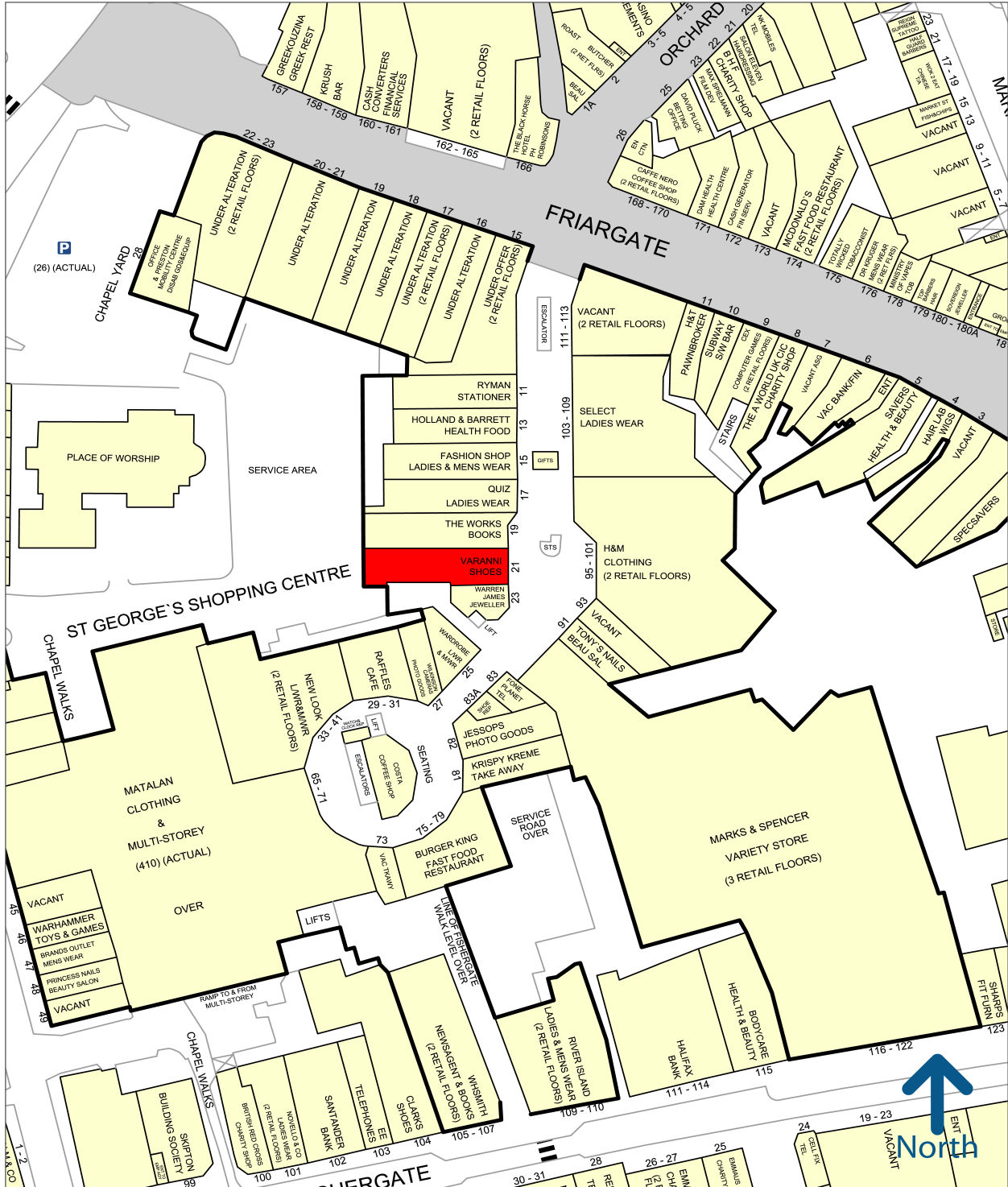
February 2023

Subject to Contract

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Preston



50 metres

Experian Goad Plan Created: 25/01/2024
Created By: Barker Proudlove Ltd



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