

SHOPPING CENTRE PROPERTY / CLASS E

3 Friargate St George's Shopping Centre, Preston



Rent: On application
Ground Floor Area
1,832 Sq ft / 170 Sq M

**TO
LET**

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 centre links the two main shopping streets of Fishergate and Friargate.

The unit is located on the exterior of the scheme in close proximity to the city's market, bus station and proposed cinema scheme. Neighbouring occupiers include Nandos, McDonalds, Turtle Bay, Specsavers and Home Bargains.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor Sales	1832	170.2
First Floor	1692	157.2
Second Floor	574	53.3

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 £34,750.

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 £7,924 per annum.

EPC:

Energy Performance Asset Rating - E

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:

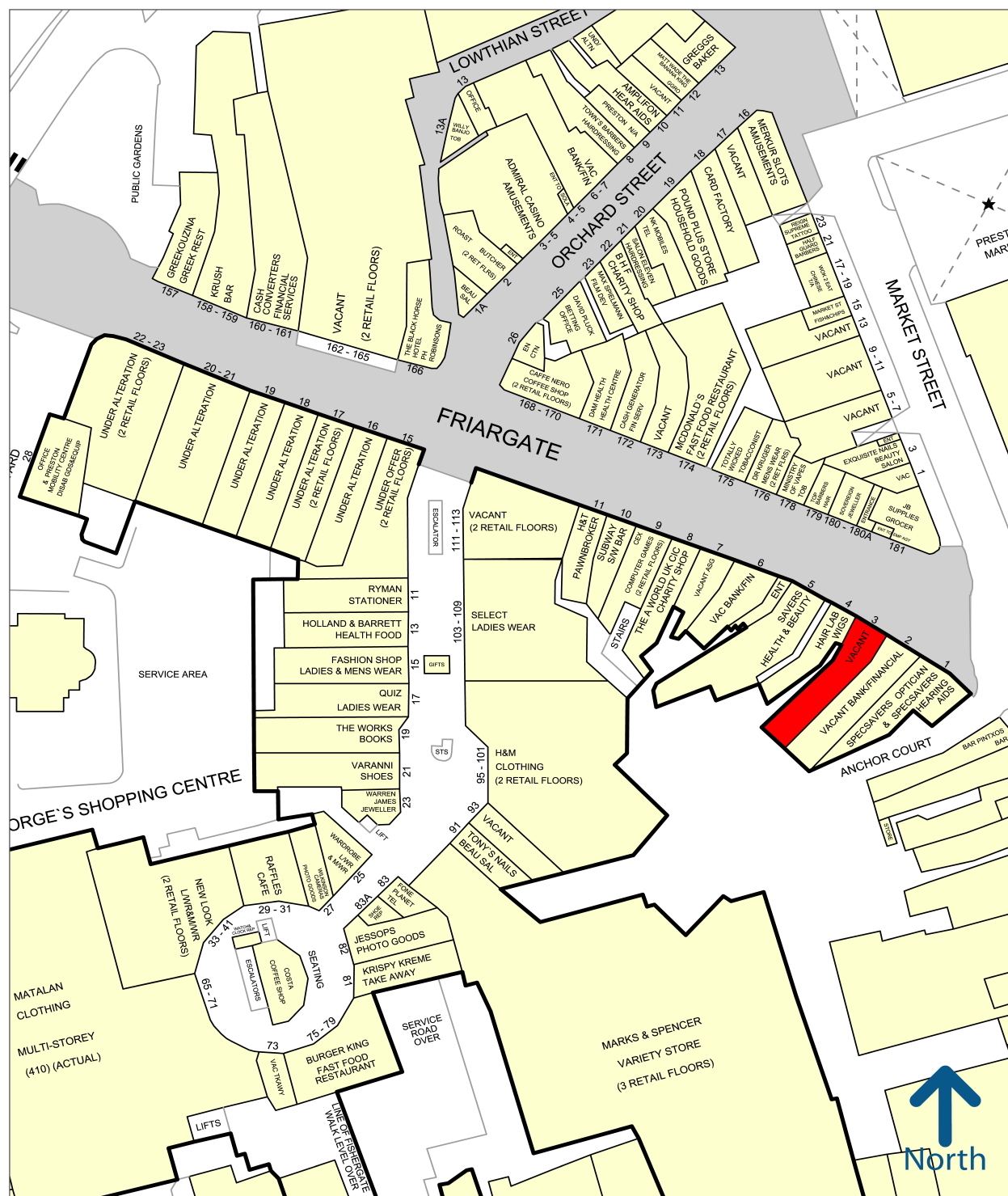
February 2023

Subject to Contract

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Preston



Experian Goad Plan Created: 25/01/2024
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