

SHOPPING CENTRE PROPERTY / CLASS E

94-96 Fishergate Walk, St Georges Shopping Centre, Preston

**Rent: On application****Ground Floor Area**

171 Sq ft / 16 Sq M

**TO
LET****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. With other tenants including, WHSmith, Superdrug and Costa.

The unit is located on Fishergate Walk, nearby to the extended 28,000 sq ft H&M and HMV.

Demise:	Sq Ft	Sq M
Ground Floor	171	15.89
Ancillary	137	12.73

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 £18,000. 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 £5,744.

EPC:

Energy Performance Asset Rating - Available on request

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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