

TO LET

78 Fishergate Walk
St George's Shopping Centre
Preston



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, Miss Selfridge, Superdrug and Costa.

The unit is located on the Fishergate Walk level of the scheme, and is in close proximity to River Island, Thomas Sabo and Footasylum.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,212	112.6
First Floor	507	47.1

Rent

We are seeking rental offers in the order of £70,000 per annum exclusive.

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 2017 rateable value assessment of £54,500
For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2017 stands at approximately £12,192.

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.

SUBJECT TO CONTRACT

Details prepared December 2017

Viewing Strictly through the joint letting agents.

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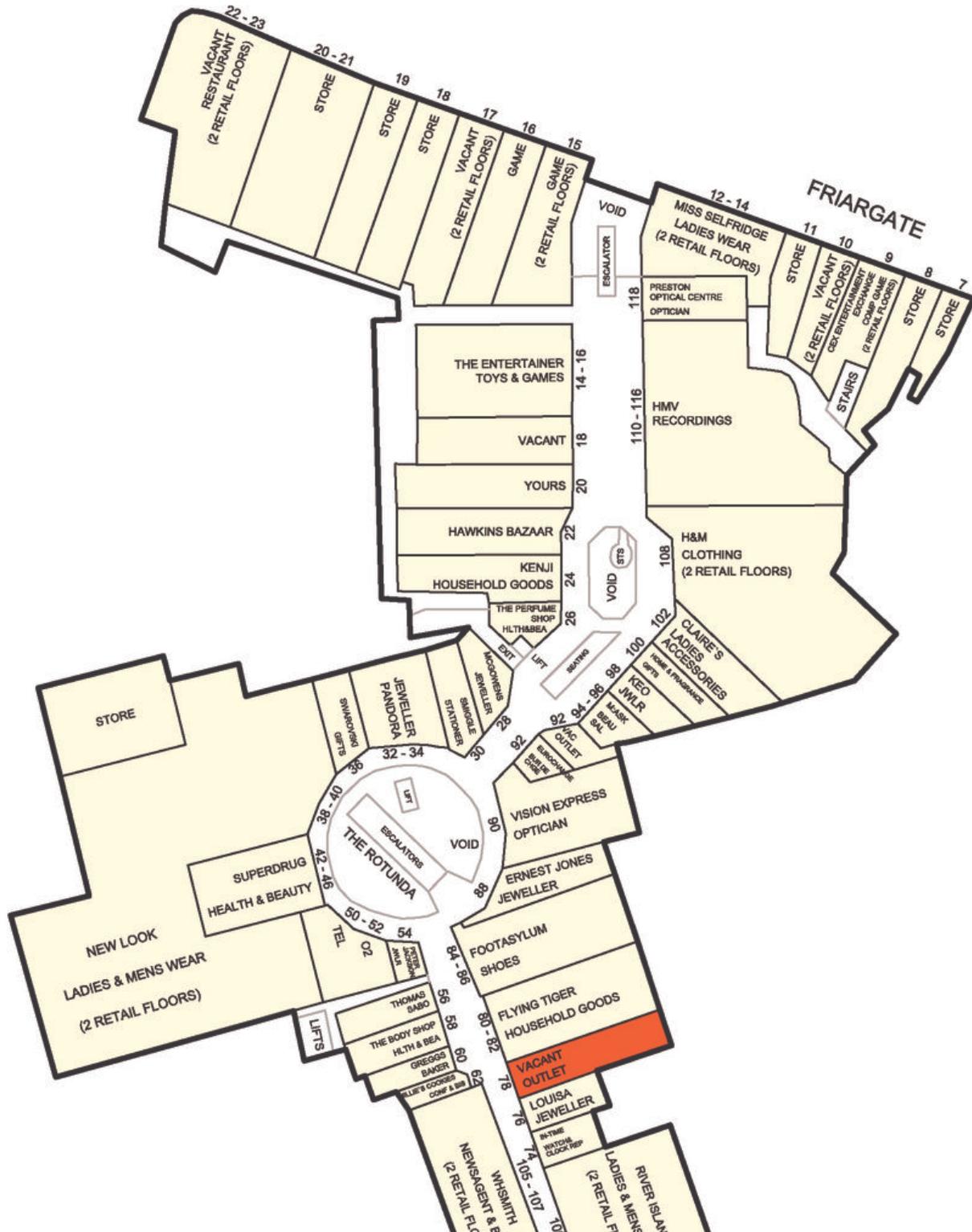
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