

To Let



Preston

3 Friargate, St Georges Shopping Centre

Ground Floor: 1,832 sq ft (170.2 sq m)

Rent on Application

Location & Description:

- 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.

Demise:

Ground Floor 1,832 sq ft (170.2 sq m)
First Floor 1,692 sq ft (157.2 sq m)
Second Floor 574 sq ft (53.3 sq m)

Rent:

Available upon request.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £7,924 pa.

EPC:

Energy Performance Rating Assessment - E.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £34,750.

Date Prepared:

July 2024

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

Joint Agent:

Lunson Mitchenall

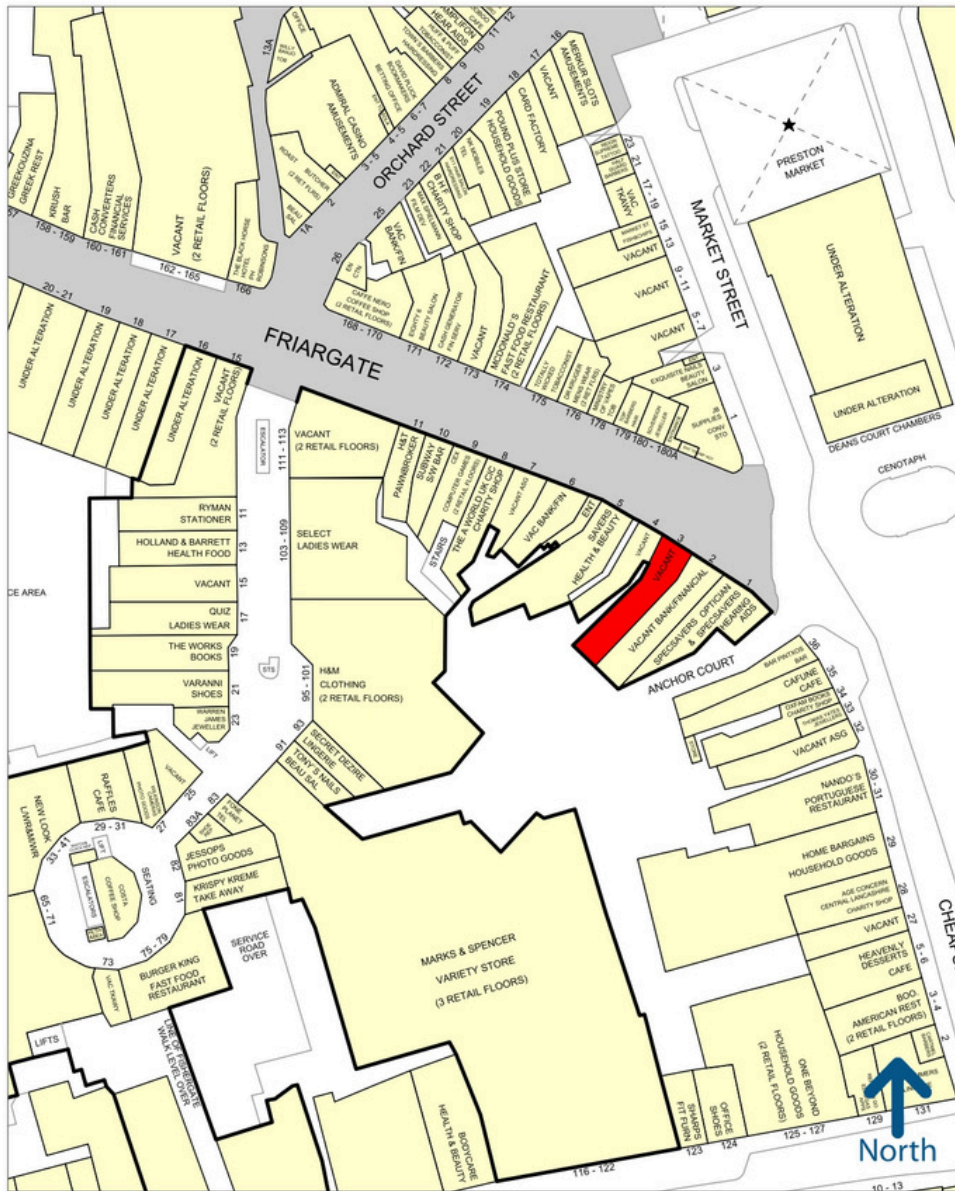
John Fowler

020 7478 4950

johnf@lunson-mitchenall.co.uk



Preston



50 metres
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