

To Let



Preston

2 Friargate, St Georges Shopping Centre

1,700 sq ft (158 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 scheme is anchored by H&M, New Look, Marks & Spencer and River Island.**
 - **The subject premises are situated in a busy location, opposite McDonalds and Caffe Nero.**
 - **This unit is situated in close proximity to the proposed new cinema scheme in the City Centre.**
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Demise:

Ground Floor 1,700 sq ft (157.94 sq m)
Ancillary 2,268 sq ft (210.70 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 £7,242..

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £33,500.

Date Prepared:

July 2024

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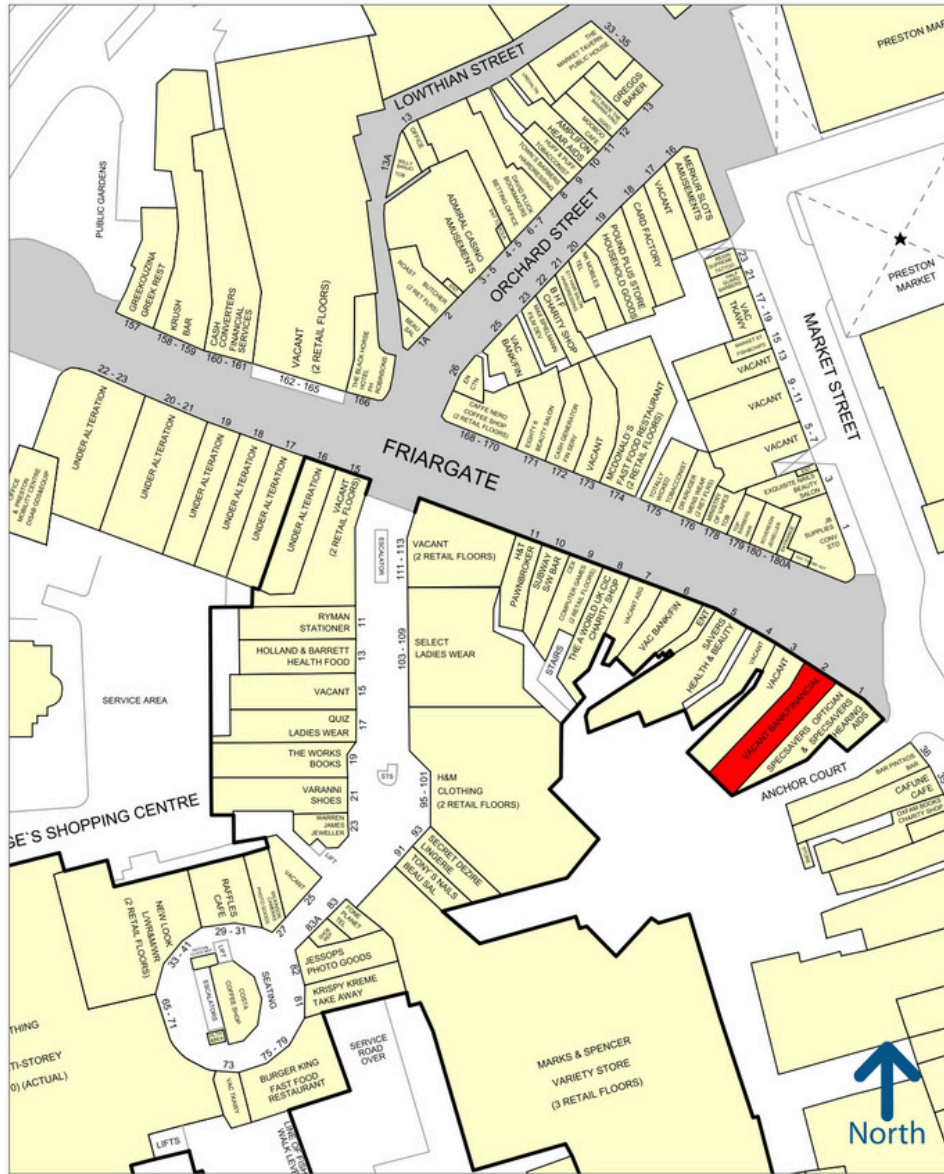
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Preston



50 metres
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Created By: Barker Proudlove Ltd

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