

To Let-Under Offer



Preston

78 Fishergate, St George's Shopping Centre

Ground Floor: 1,212 sq ft (113 sq m)

Rent on Application

Location & Description:

- 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 the Fishergate Walk level of the scheme, and is in close proximity to River Island, Thomas Sabo and Footasylum.

Demise:

Ground Floor 1,212 sq ft (112.6 sq m)
First Floor 507 sq ft (47.1 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 £12,248.

EPC:

Energy Performance Rating Assessment - C

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £54,500.

Date Prepared:

July 2024

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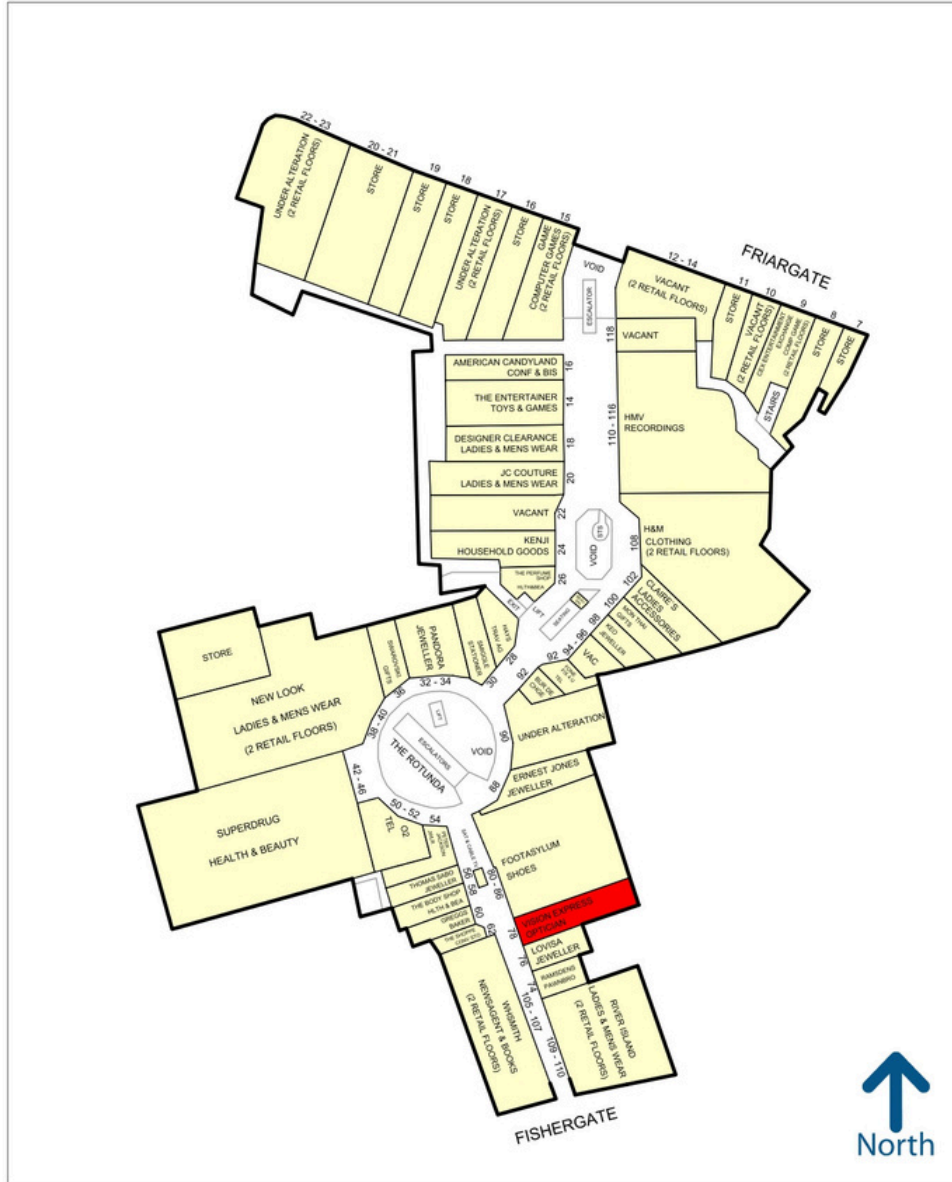
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Preston



50 metres
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