

To Let



Preston

7 Friargate, St George's Shopping Centre

Ground Floor: 607 sq ft (56.39 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 607 sq ft (56.39 sq m)
First Floor 605 sq ft (56.21 sq m)
Second Floor 707 sq ft (65.68 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 £8,139.

EPC:

Energy Performance Rating Assessment - D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £17,750.

Date Prepared:

July 2024

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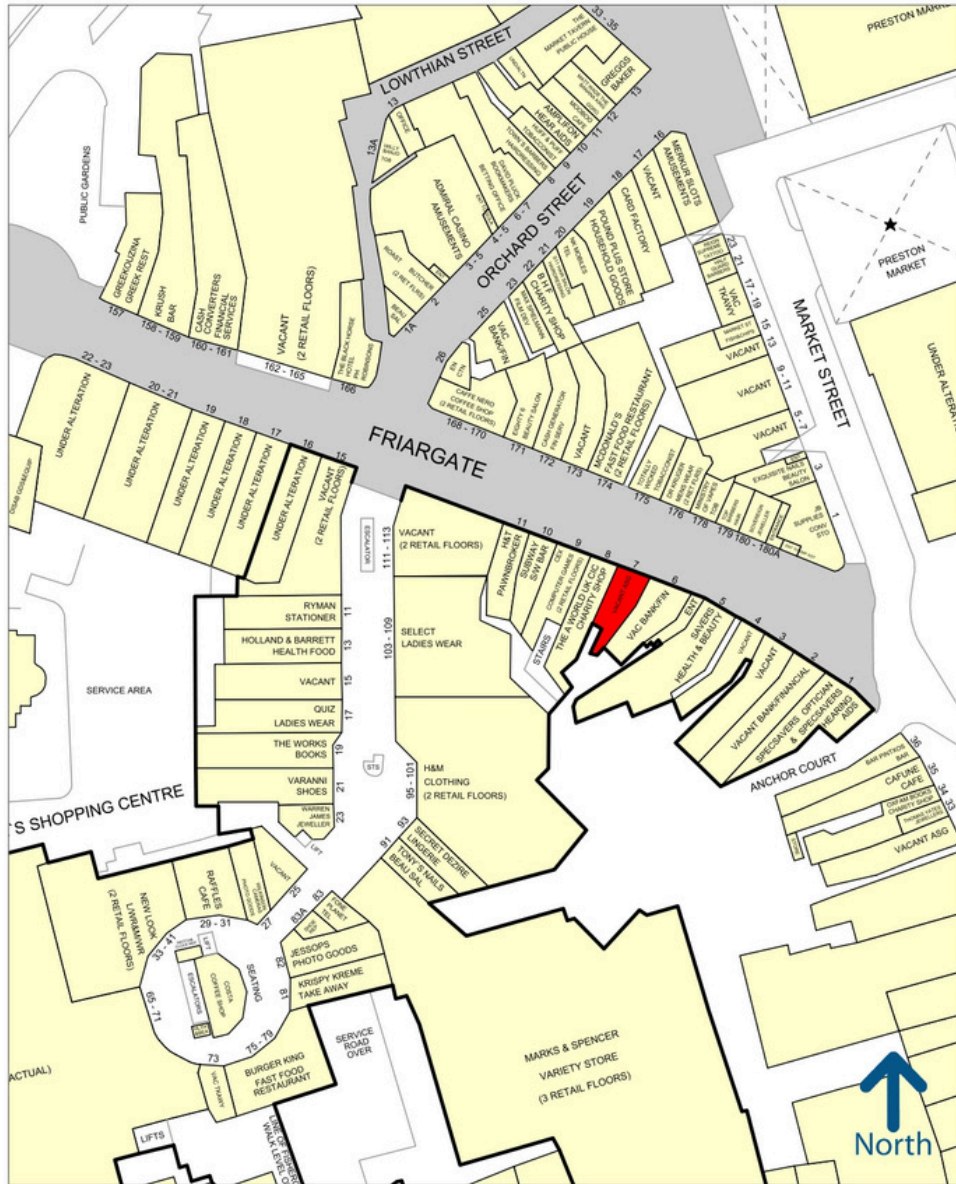
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Preston



50 metres
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