

SHOPPING CENTRE PROPERTY / CLASS E

2 Friargate, St Georges Shopping Centre, Preston



Rent: On application
Ground Floor Area
1,700 Sq ft / 158 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk

Lunson Mitchenall

John Fowler

Tel: 020 7478 4950

Email: JohnF@lunson-mitchenall.co.uk

Location:

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 Caffè Nero.

This unit is situated in close proximity to the proposed new cinema scheme in the City Centre.

Demise:	Sq Ft	Sq M
Ground Floor	1,700	157.94
Ancillary	2,268	210.70

Rent:

On Application

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 premises currently has a rateable value of £33,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge stands at approximately £7,242.

EPC:

Energy Performance Asset Rating - D

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.

Date Prepared:

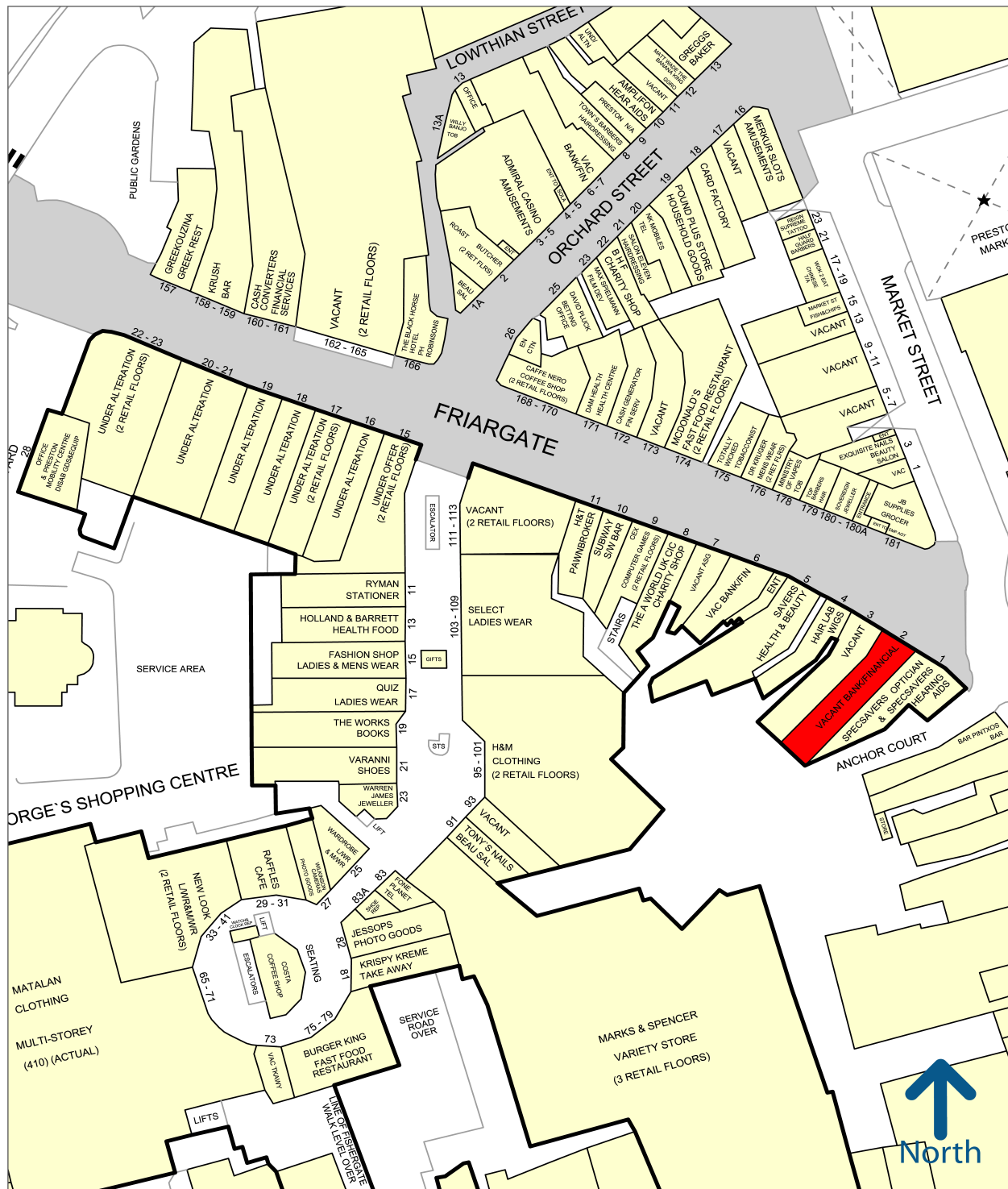
February 2023

Subject to Contract

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Preston



Experian Goad Plan Created: 25/01/2024
Created By: Barker Proudlove Ltd

50 metres



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