

To Let



Preston

17 Friargate Walk, St George's Shopping Centre

Ground Floor: 1,651 sq ft (153.38 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 and is anchored by H&M, New Look, Marks & Spencer and River Island. Other tenants include WH Smith, Superdrug and Costa.
 - The unit is located on Friargate Walk adjacent to The Works and opposite H&M.
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Demise:

Ground Floor 1,651 sq ft (153.38 sq m)

Ancillary 682 sq ft (63.36 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:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £39,750.

Date Prepared:

April 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

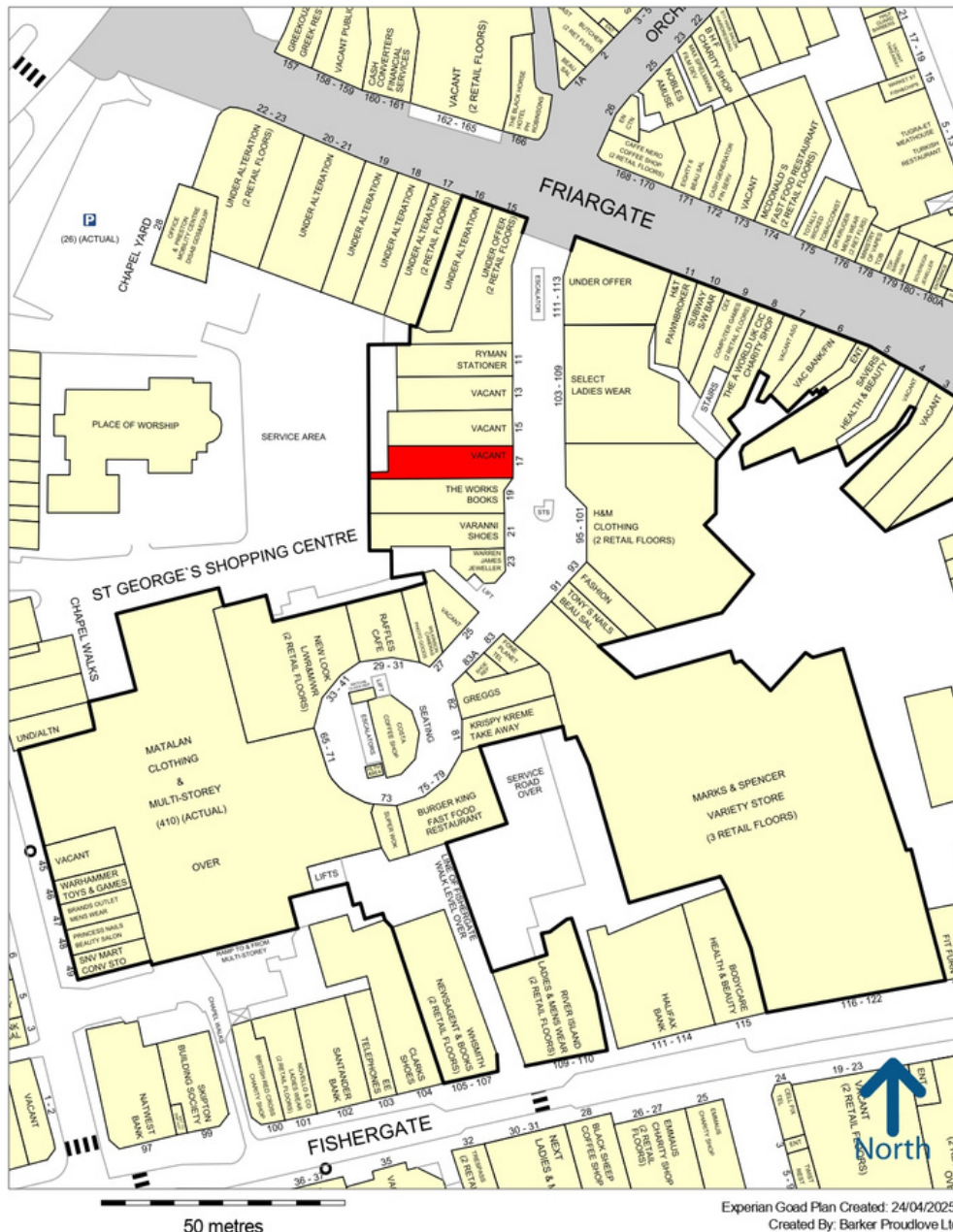
Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk



Preston



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