

To Let



33-43 Fishergate Walk -
Upper Level



33-43 Fishergate Walk -
Lower Level

Preston

33-43 Fishergate Walk, St George's Shopping Centre

Total Area: 20,331 sq ft (1,888.81 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, Marks & Spencer and River Island. With other tenants including, WHSmith, Superdrug and Costa.
- Subject unit arranged over both lower and upper levels of the scheme and has potential to be sub-divided, further details on request.

Demise:

Upper Level Sales 10,332 sq ft (959.87 sq m)
Ancillary 2,184 sq ft (202.92 sq m)
Lower Level Sales 6,786 sq f (630.44 sq m)
Ancillary 1,029 sq ft (95.60 sq m)
Potential Sub-division , further details on request.

Rent:

Available upon application.

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 2026) - £186,000.

Date Prepared:

September 2026

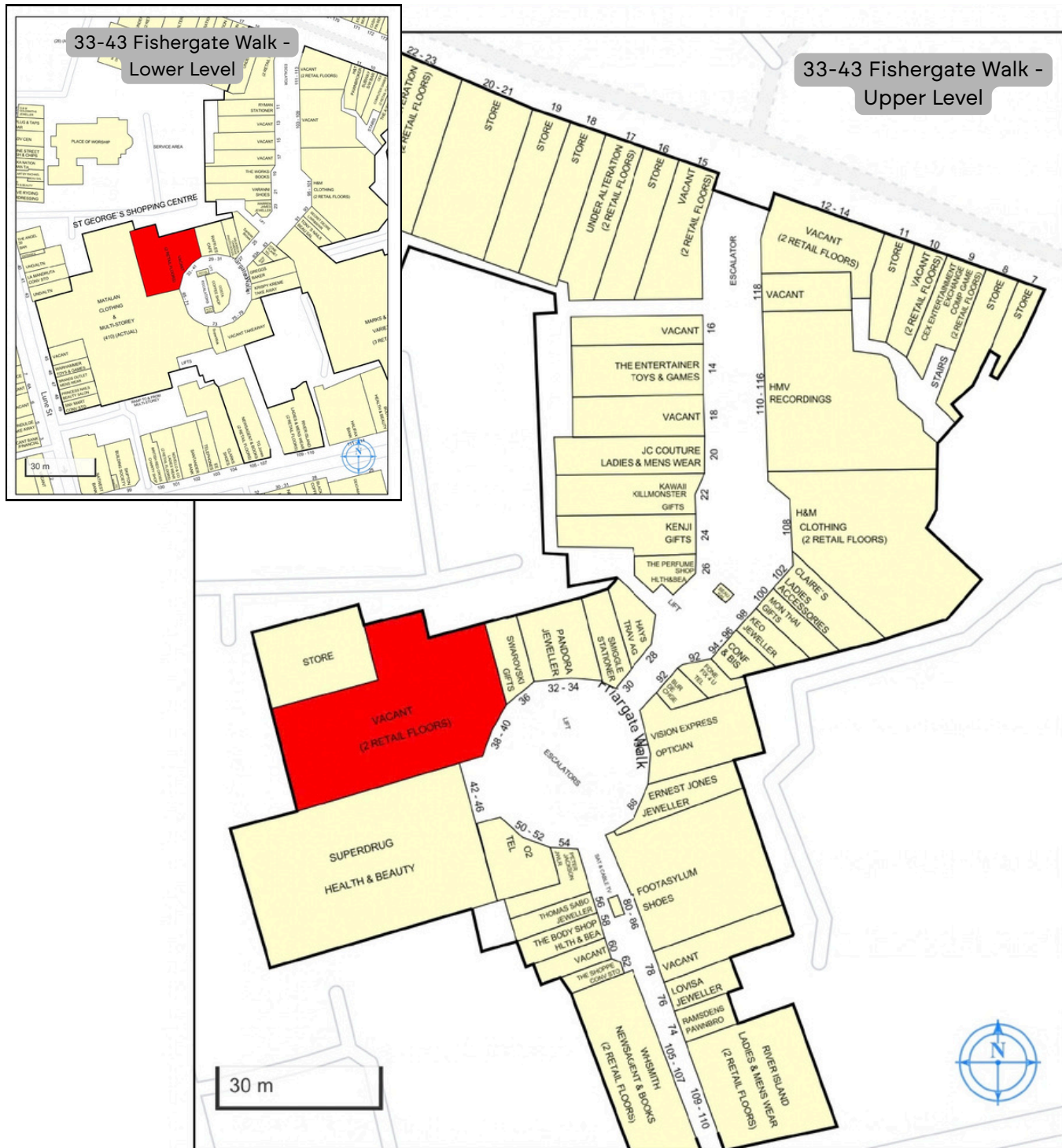
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Gary Crompton**

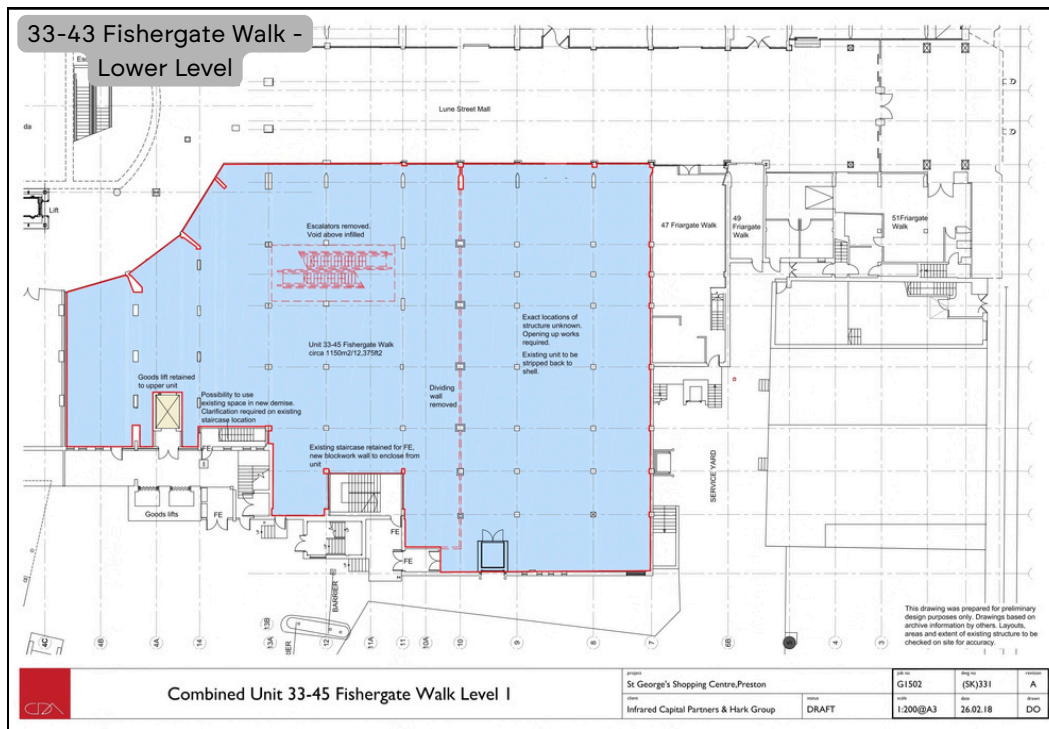
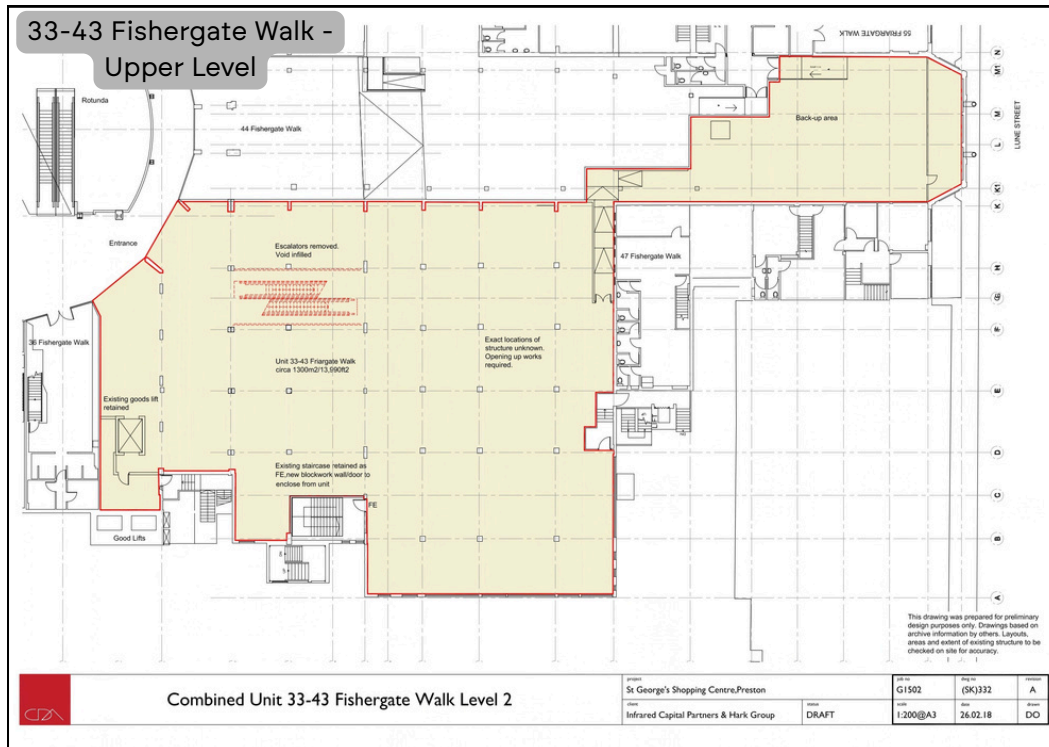
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