

To Let



Preston

21 Friargate Walk, St George's Shopping Centre

Ground Floor: 1,711 sq ft (158.96 sq m)

Rent on Application

Location & Description:

- **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 Walk.**
- **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 Friargate, adjacent to Warren James and The Works. Other nearby retailers include Select Ladieswear, H&M and Greggs.**

Demise:

Ground Floor 1,711 sq ft (158.96 sq m)
Basement 980 sq ft (91.04 sq m)

Rent:

Available on request.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £43,000.

Date Prepared:

July 2024

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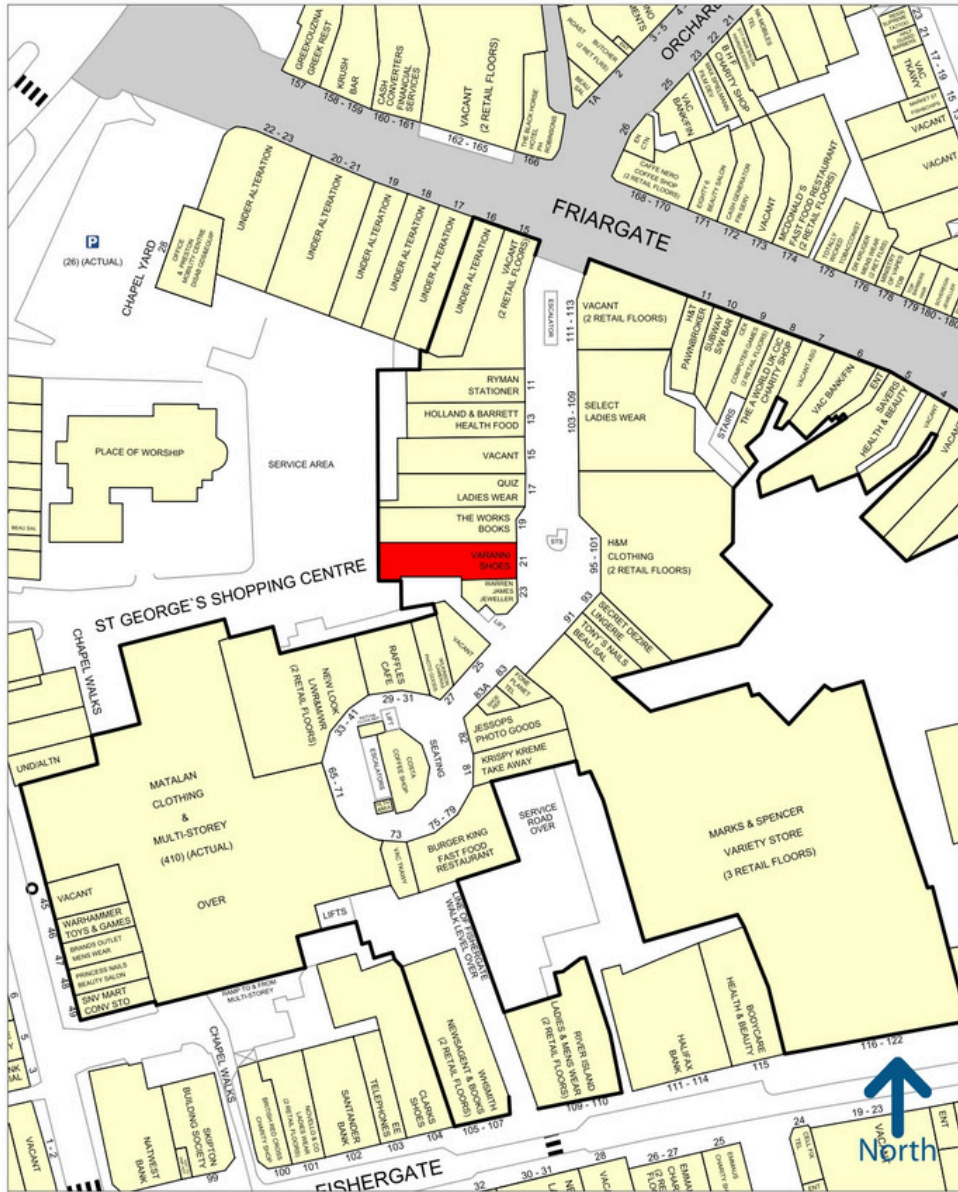
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Preston



50 metres
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