

To Let



Preston

18 Fishergate Walk, St George's Shopping Centre

Ground Floor: 1,505 sq ft (139.82sq 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, New Look, Marks & Spencer and River Island. With other tenants including, WHSmith, Superdrug and Costa.
- The unit is located on Fishergate, and sits adjacent to The Entertainer, opposite the new extended 28,000 sqft H&M and the new HMV.

Demise:

Ground Floor 1,505 sq ft (139.82 sq m)
First Floor 456 sq ft (42.36 sq m)

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:

Energy Performance Rating Assessment – E

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £34,500.

Date Prepared:

July 2024

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.

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