

Manchester Office: 0161 631 2852

# To Let



# **Preston**

7 Friargate, St George's Shopping Centre

Ground Floor: 607 sq ft (56.39 sq m)

Rent on Application



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# **Location & Description:**

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

#### Demise:

Ground Floor 607 sq ft (56.39 sq m)
First Floor 605 sq ft (56.21 sq m)
Second Floor 707 sq ft (65.68 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:

Energy Performance Rating Assessment - D. **Legal and Professional Fees:** 

Each party to bear their own costs.

## **Rating Assessment:**

Rateable Value (April 2023) - £17,750.

### **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.

### **Contact Us:**

# **Gary Crompton**

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# Jon Lovelady

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# **Joint Agent:**

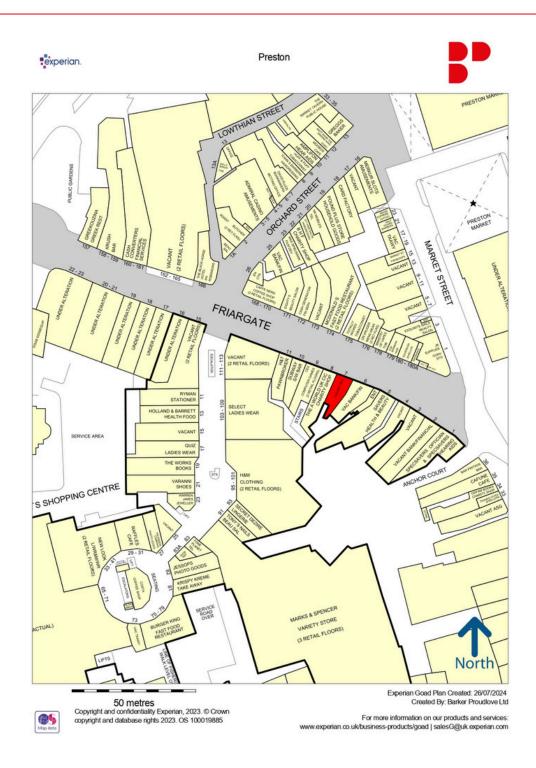
#### **Lunson Mitchenall**

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