

# To Let



## Preston

7 Friargate, St George's Shopping Centre

Ground Floor: 607 sq ft (56.39 sq m)

Rent on Application

## 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 Caffè 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:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) – £20,000.

### Date Prepared:

Updated April 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**

07554 402314

gary@barkerproudlove.co.uk

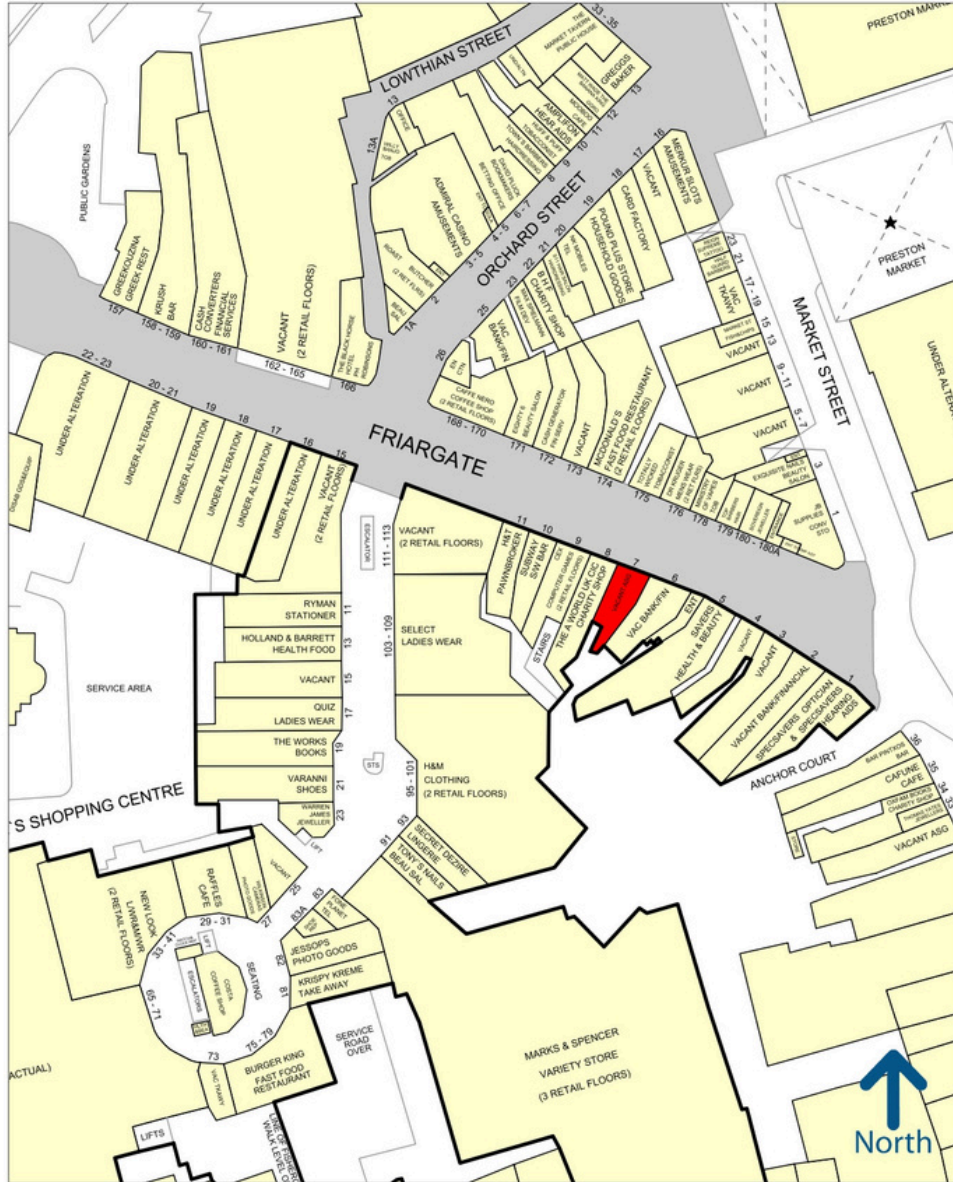
**Jon Lovelady**

07717 661389

jon@barkerproudlove.co.uk



Preston



50 metres  
Copyright and confidentiality Experian, 2023. © Crown  
copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 26/07/2024  
Created By: Barker Proudlove Ltd

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

**IMPORTANT NOTICE:** Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.