



SHOPPING CENTRE PROPERTY / CLASS A1

118 Fishergate Walk St George's Shopping Centre, Preston



Rent: On application

Ground Floor Area

971 Sq ft / 90 Sq M

Viewing Strictly through the joint letting agents.

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Location:

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. Other tenants include WH Smith, Superdrug and Costa.

The unit is located on Fishergate Walk, adjacent to HMV.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	971	90.2
First Floor	572	53.1

Rent:

Upon application.

Tenure:

The unit is offered on a new effectively Full Repairing and Insuring Lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £29,750. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £10,247.

EPC:

Energy Performance Asset Rating - G

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2020

Subject to Contract

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