

HIGH STREET PROPERTY / CLASS A2

87 Fishergate, Preston PR1 2NJ



**Rent: £50,020 PA**

**Ground Floor Area**

849 Sq ft / 79 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The property is located on Fishergate, the main retail pitch within Preston. The location is situated between the city centre's two main shopping centres, St Georges and Fishergate along with its close proximity to the railway station.

Nearby occupiers include HSBC, Yorkshire Building Society, Primark, Caffè Nero, KFC and Greggs.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	849	78.87
First Floor	361	33.54
Second Floor	272	25.27

**Rent:**

The passing rent is £50,020 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires in December 2022. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £46,250.

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.

**EPC:**

Energy Performance Asset Rating - D

**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:**

July 2020

Subject to Contract

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