

SHOPPING CENTRE PROPERTY / CLASS E

8 Friargate St George's Shopping Centre, Preston



Rent: On application
Ground Floor Area
1,214 Sq ft / 113 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk

Lunson Mitchenall

John Fowler

Tel: 020 7478 4950

Email: JohnF@lunson-mitchenall.co.uk

Location:

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 unit is located on the exterior of the scheme in close proximity to the city's market, bus station and proposed cinema scheme. Neighbouring occupiers include Nandos, McDonalds, Turtle Bay, Specsavers and Home Bargains.

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:

February 2023

Subject to Contract

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1214	112.78
First Floor	1281	119.01

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:

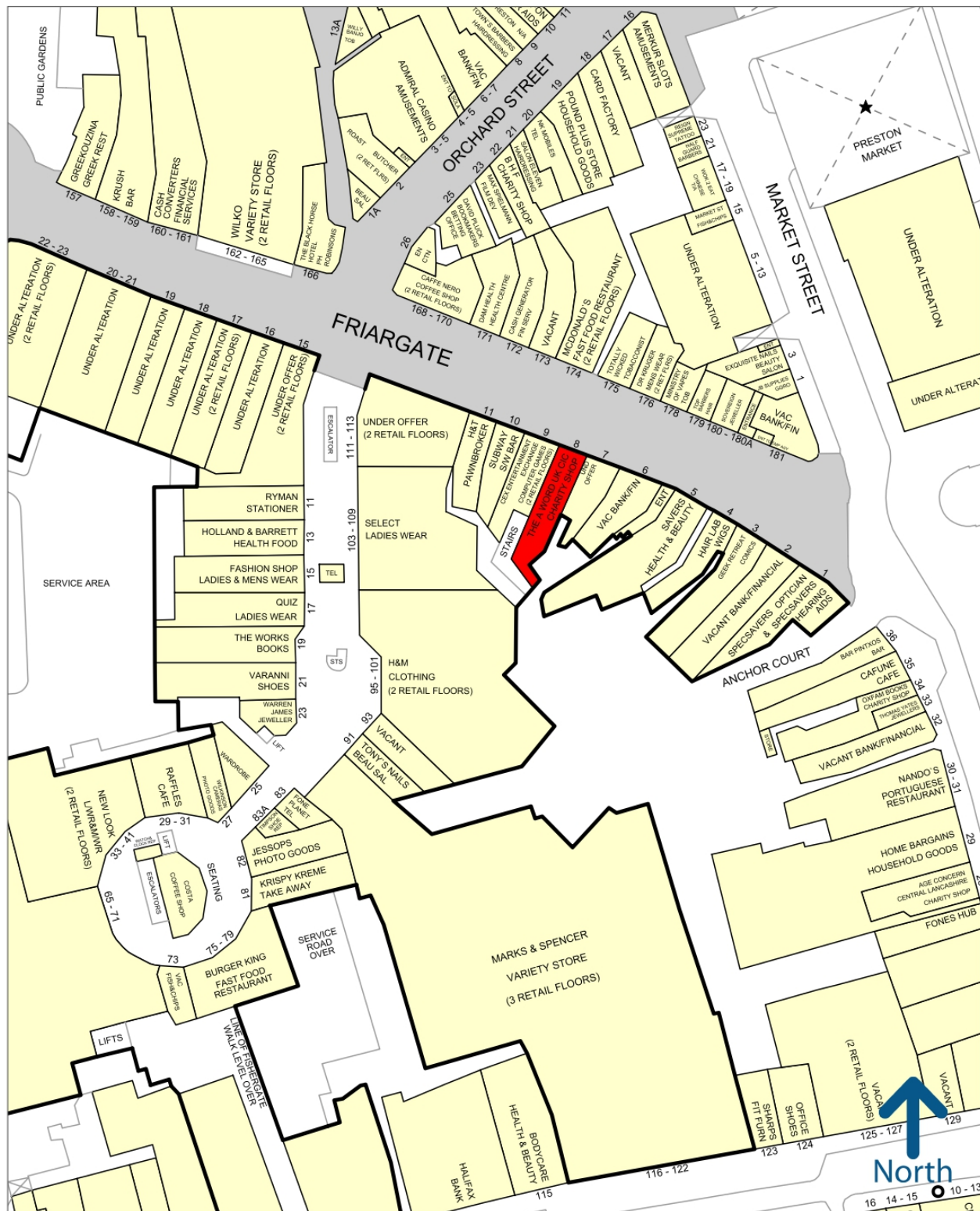
The premises currently has a rateable value of £29,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge stands at approximately £18,490 per annum.

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50 metres

Experian Goad Plan Created: 16/02/2023
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