

SHOPPING CENTRE PROPERTY / CLASS E  
2 Friargate St Georges Shopping Centre, Preston



**Rent: On application**  
**Ground Floor Area**  
1,700 Sq ft / 158 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

**Gary Crompton**

**Mob: 07554 402314**

**Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**

**Jon Lovelady**

**Mob: 07717 661389**

**Email: [jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)**

**Lunson Mitchenall**

**John Fowler**

**Tel: 020 7478 4950**

**Email: [JohnF@lunson-mitchenall.co.uk](mailto: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 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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,700	157.94
Ancillary	2,268	210.70

**Rent:**

On 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 £33,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

The on-account service charge stands at approximately £7,242.

**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

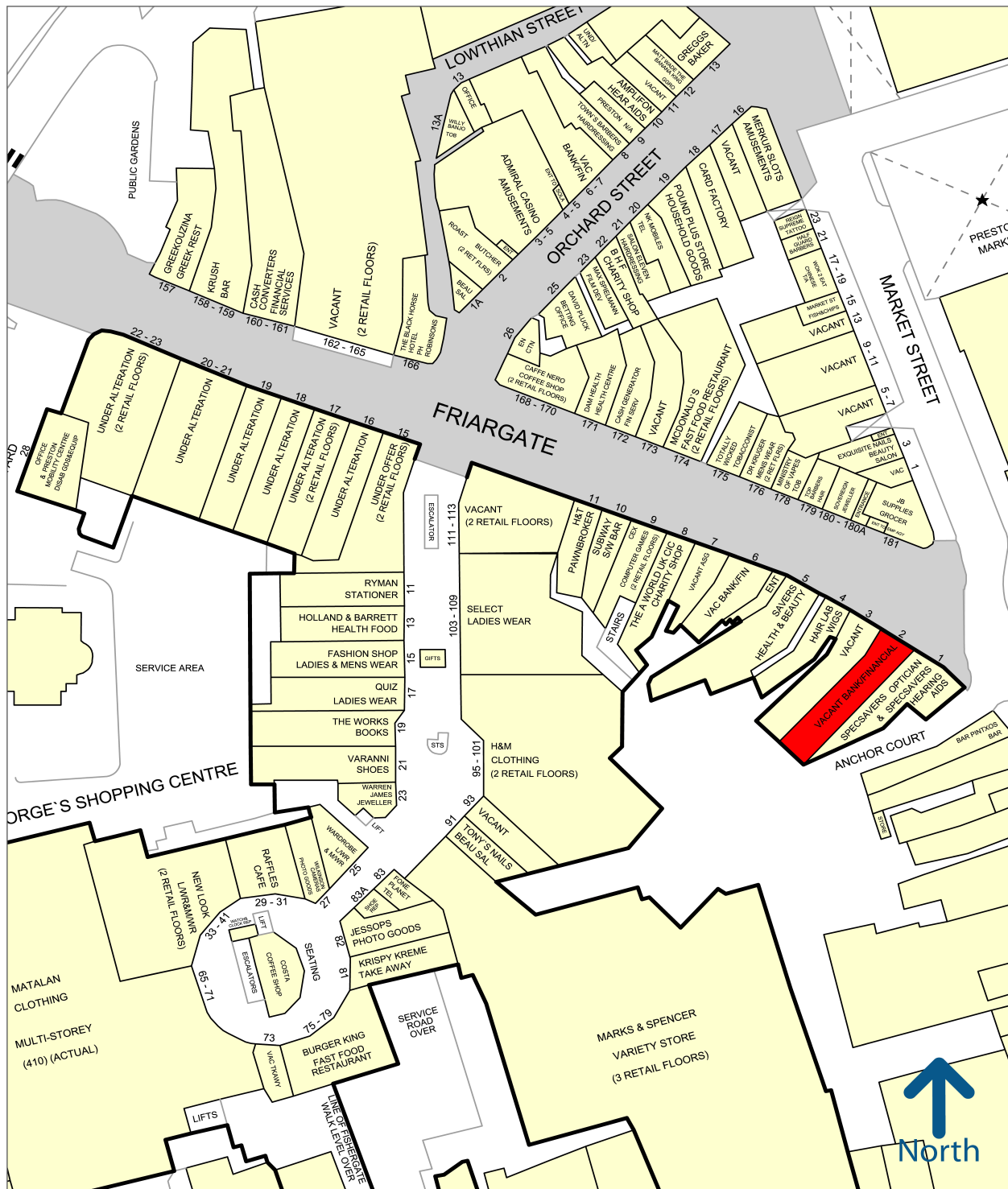
Subject to Contract

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Preston



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Created By: Barker Proudlove Ltd



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