

TO LET

45 Lune Street
St George's Centre
Preston



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 city benefits from a principal catchment population of 359,000 with a higher than North West average proportion of ABC1 residents, along with a higher than average spend per capita. Preston further benefits from a large and growing University population, being home to the University of Central Lancashire – the 8th largest in the UK by student numbers.

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. With other tenants including, WHSmith, Miss Selfridge, Superdrug and Costa Coffee.

The unit is located on the Lune Street entrance to the scheme and has excellent visibility and return frontage offer the ability for out of hours trade. Neighbouring occupiers include Poundworld and Furness Building Society.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,187	110.3
First Floor	1,078	100.2

Rent

We are seeking rental offers in the order of £37,500 per annum exclusive.

Tenure

The unit is offered on a new 10 year Full Repairing and Insuring Lease, subject to an upward only rent review at the end of the 5th year.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £37,500. From 1 April 2015 the Rates Payable will be £18,497 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Preston Borough Council.

Service Charge

The current service charge for 2015 is £13,386 per annum.

EPC

Energy Performance Asset Rating - E

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.

SUBJECT TO CONTRACT

Details prepared April 2015

Viewing Strictly through the joint letting agents.

Barker Proudlove

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

richard@barkerproudlove.co.uk

Cushman & Wakefield

Chris Baker

020 7152 5442

chris.baker@eur.cushwake.com