



LOCATION

The unit occupies an excellent location in a prime position on Friargate and forms part of the shopping centre, with access off one of Preston's main pedestrianized streets. The unit is surrounded by a host of national and independent retailers in the shopping centre. St. George's is located centrally in the town centre and offers a total of approximately 270,000 sq ft of covered shopping space, divided on two trading levels with a total of around 106 units.

The centre is anchored by retailers such as H&M and Marks and Spencer. The subject unit is situated on the Ground Floor on the outer elevation of the scheme. Nearby retailers include Specsavers, Miss Selfridge, Subway and Thomson Travel.

TERMS

The property is available on a new Full Repairing and Insuring basis, with the Landlord paying outgoing and recovering from the Tenant by way of a service charge.

RENT

£37,500 per annum.

EPC

An Energy Performance Certificate is available upon request.

Accommodation

Ground Floor:	182.92 sq m	1,969 sq ft
TOTAL	182.92 sq m	1,969 sq ft

Business Rates and Service Charge

Rateable Value (2010)	£49,000
Rates Payable (2016/17)	£24,871 per annum
Service Charge	£8,462

For more information, please contact:

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