

# THE GREY FRIAR

144 FRIARGATE · PRESTON · PR1 2EJ

## LEASEHOLD

PUBLIC HOUSE LOCATED IN THE LEISURE DISTRICT OF PRESTON CITY CENTRE, AVAILABLE TO LET ON BEHALF OF JD WETHERSPOON



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- **Leasehold**
- **Busy location within Preston City Centre**
- **Prominent position fronting the A59 on Friargate**
- **External trade terrace to the front**
- **Trading accommodation on the ground floor**
- **Close proximity to both the St George's shopping centre and Preston Train station**
- **GIA - 1,261 Sq M (13,581 Sq Ft)**
- **Offers invited for a new sub-lease**
- **[Google Street View](#)**

## LOCATION

Preston is a densely populated city in the county of Lancashire, approximately 10 miles west of Blackburn and 16 miles east of Blackpool. The area is well connected by public transport links with Preston Rail Station providing local and national services, as well as Preston Bus Station providing services across Lancashire.

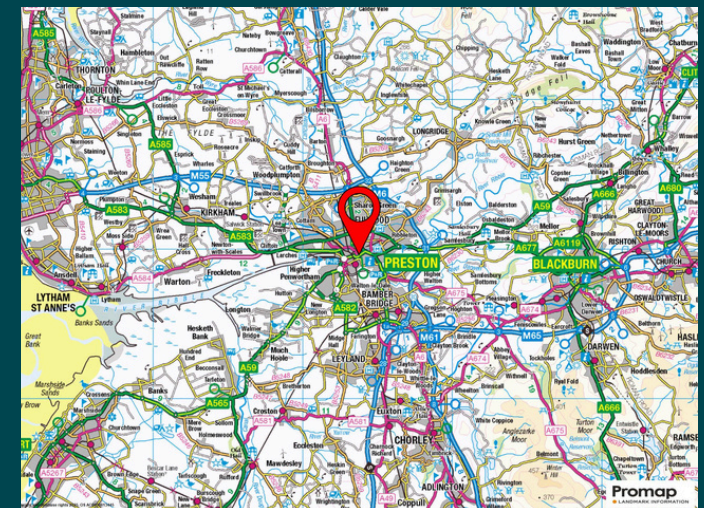
The Grey Friar occupies a prominent roadside position at the junction where Friargate is intersected by the A59 within Preston City Centre. The Preston Railway Station is 0.4 miles to the south. The surrounding uses are predominantly commercial with nearby occupiers including Caffe Nero, The Arc Cinema and McDonalds.

## DESCRIPTION & ACCOMMODATION

The Grey Friar occupies the ground floor and part of the first floor of a detached, two storey brick built property, with large glazed frontage at ground floor level, under a pitched roof. To the front of the property, there is a external trade terrace to provide seating for approximately 24 customers.

Ground Floor: Open plan trading accommodation with central bar servery. The trading area consists of a variety of fixed booth seating and loose tables and chairs, as well as two raised floor areas, for approximately 390 customers. Ancillary trade areas include: customer WC's, staff room, stores, trade kitchen, manager's office, glass wash room, boiler room and two beer cellars.

First Floor: The first floor provides stores and rear access to the property for beer deliveries.



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## APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	1,240	13,347
First	Ancillary	21	234
<b>Total</b>		<b>1,261</b>	<b>13,581</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Leasehold. Held on a lease expiring in March 2046 with upwards only, five yearly open market rent reviews. There is a tenant break clause in March 2031. The most recent annual service charge is £6,632.

## RATEABLE VALUE & EPC

2023 Rateable Value - £102,000

EPC Rating: D - 93

## PREMISES LICENCE

The Property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday-Thursday and 01:00 Friday-Saturday.

## TERMS

Rental offers are invited for the benefit of a new sub-lease.

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## PLANNING

The property is not listed or located within a Conservation Area.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of a new sublease.

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