



PRESTON 78 FISHERGATE WALK, ST GEORGE'S SHOPPING CENTRE

LOCATION

Preston is the administrative centre for Lancashire and is the dominant retail centre for the County. CACI's in town retail rankings for the North West put Preston 4th (behind Manchester, Liverpool and Chester). Preston has a resident population of 140,202 (source: 2011 Census) with a catchment of 823,000 (source: Experian – 2016 estimate). The University of Central Lancashire (UCLAN) is based in Preston and is the 8th largest university in the UK with a student population of over 30,000.

St George's Shopping Centre is located at the heart of the city centre with entrances from the city's two main shopping streets (Fishergate and Friargate) and benefits from a 410 space multi-storey car park. Main tenants in the scheme include **Matalan, H&M, New Look, M&S, River Island, Tiger, Thomas Sabo** and **Foot Asylum** amongst others.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	112.59 sq m	(1,212 sq ft)
First Floor	47.10 sq m	(507 sq ft)

TERMS

The shop unit is available on a new effectively full repairing and insuring lease, which will include a service charge provision.

RENT

Upon application.

SERVICE CHARGE

The current service charge for 2019 is £12,821 per annum.

RATES

Rateable Value (2017) £54,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of C (73) A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



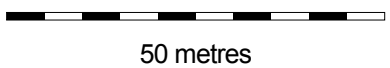
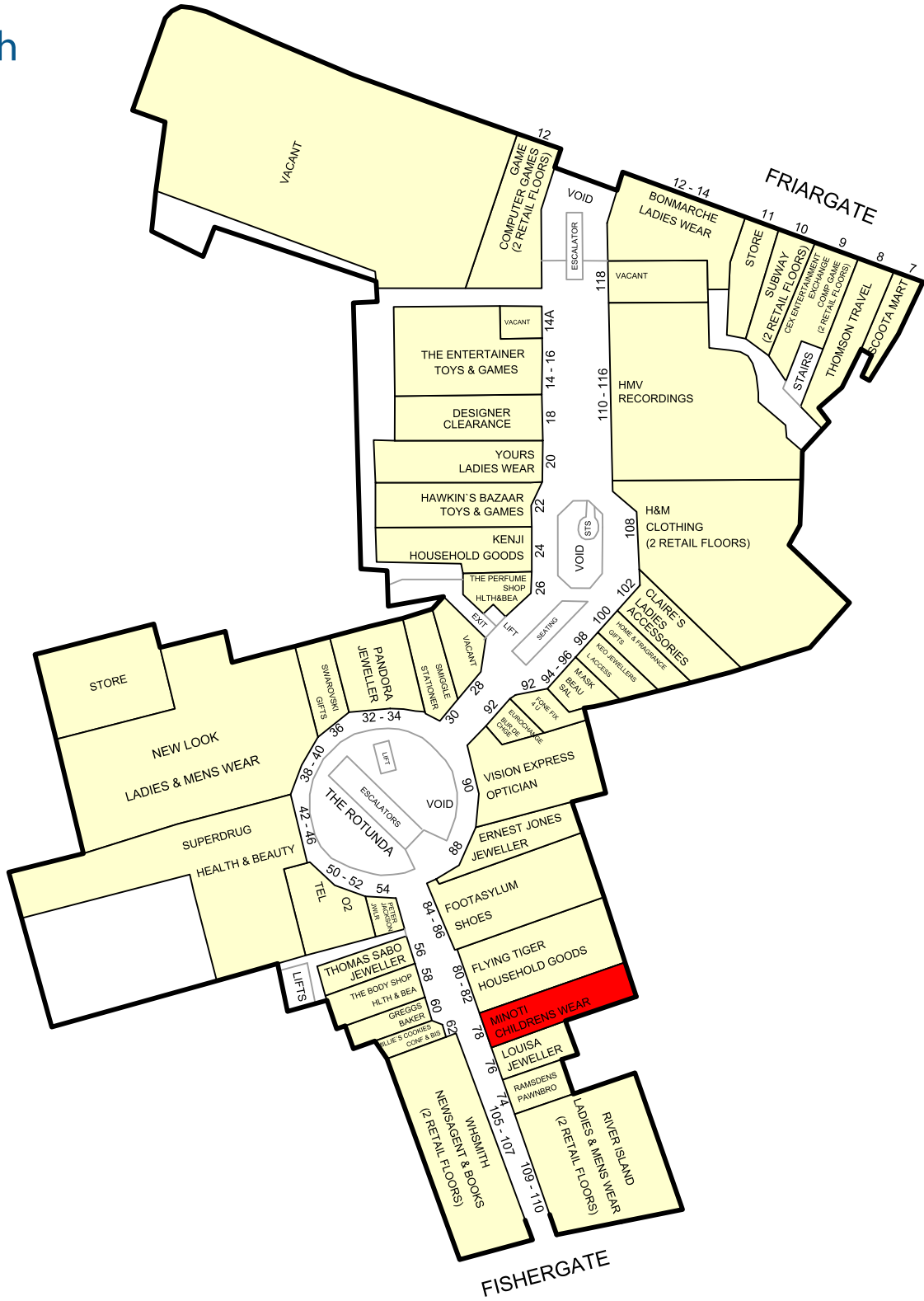
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