

PRESTON

162-165 Friargate PR1 2EJ



Large Store Opportunity - Freehold / To Let



EXECUTIVE SUMMARY

- Located in strong retailing pitch of Friargate.
- Future opportunity to convert the upper parts, subject to planning.
- Property will benefit from its proximity to the city's mixed use regeneration scheme, Animate.
- Freehold or leasehold opportunity.

LOCATION

The property occupies a strong trading location on the pedestrianised section of Friargate, opposite St George's Shopping Centre.

Nearby tenants include **Iceland**, **Greggs** and **Caffe Nero**.

Preston is a university city (38,000 student), and is the 3rd largest in the north west of England, behind Manchester and Liverpool.

Animate, a new mixed leisure scheme (Zizzi, Cosmo, Las Iguanas, Hollywood Bowl, Arc Cinema, Loungers) is targeted for completion Q4 2024.

LEASE

A new fully repairing and insuring lease for a term to be agreed, contracted inside the Landlord & Tenant Act.

RENTAL

On application.

FREEHOLD

Price on application.

AREAS

Basement	814 sq ft	76 sq m
Ground Fl Sales:	16,328 sq ft	1,517 sq m
1st Floor Sales:	16,229 sq ft	1,508 sq m
2nd Fl Staff / Anc:	16,614 sq ft	1,402 sq m
3rd Floor Ancillary	1,033 sq ft	96 sq m
Total	50,568 sq ft	4,698 sq m

RATEABLE VALUE

£231,000 (2023)

EPC

EPC rating = C (expired) - copy available upon request.

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

(26) (ACTUAL)

PLACE OF WORSHIP

SERVICE AREA



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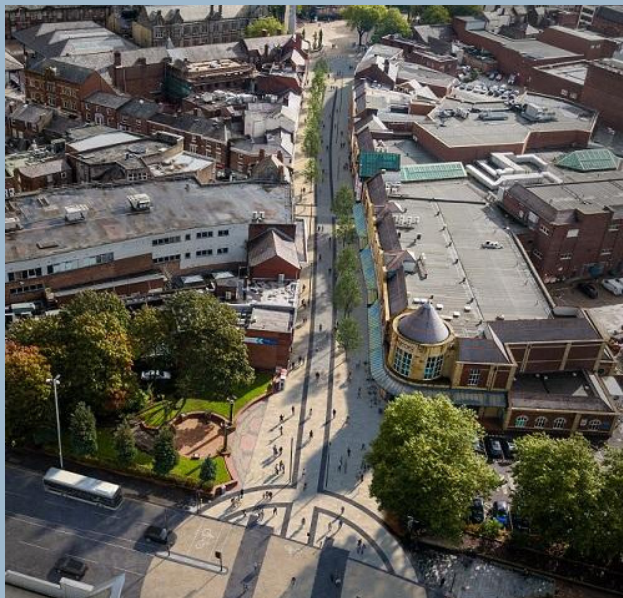
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Preston's £20m Award for Levelling Up will include Transport, Regeneration and Culture:



Transport

New active travel infrastructure, including major public realm works and a new bridge link over the River Ribble.

Cultural

A cross city project focusing on the regeneration and improvement of four major city parks - Waverley Park, Moor Park and Ashton Park and Grange Park.

VIEWING

For further information, or an appointment to view, please contact:

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