



PRESTON UNIT 3.8 FISHERGATE 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.

Anchored by Primark and TK Maxx, alongside other occupiers including Lush, Sports Direct, McDonalds, Starbucks, Bodycare and Card Factory Fishergate Shopping Centre provides c. 350,000 sq ft of retail space served by a 780-space surface car park. Located fronting Fishergate itself, the city's principal high street, the centre is adjacent to Preston railway station which is a hub for the regional rail network as well being a major stop on the West Coast mainline; and in time will be served by HS2.

The subject premises are located on the ground floor mall between Officers Club and Designer Menswear.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

| | | |
|--------------|-------------|---------------|
| Ground Floor | 169.17 sq m | (1,821 sq ft) |
| First Floor | 164.89 sq m | (1,775 sq ft) |

(All calculations have been calculated in imperial and converted to metric).

TERMS

The property is available by way of a new effectively FRI lease on terms to be agreed.

RENT

£45,000 per annum exclusive of service charge, insurance, business rates and VAT.

SERVICE CHARGE

The service charge estimate for 2022/2023 is £10,216.

RATES

Rateable Value (2023) £17,750

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 incoming 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(64). A copy of the EPC is available upon request.

**SUBJECT TO CONTRACT & WITHOUT PREJUDICE &
SUBJECT TO VACANT POSSESSION**



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