

MODERN FIRST & SECOND FLOOR OFFICES TO LET



99 FISHERGATE, PRESTON, PR1 2AE

- 2,495 sq.ft (232 sq.m)
- Prominent location on the pedestrianised section of Fishergate
- Highly specified first and second floor office suites available as a whole or separately
- Self-contained with separate entrance on the ground floor
- A five-minute walk from Preston train station

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Located in Central Lancashire, Preston has a population of circa 147,600 persons and is situated approximately 27 miles northwest of Manchester and 17 miles northeast of Liverpool.

The M6 motorway provides north-south connections to Birmingham, Manchester, and Glasgow, with the A59 connecting Preston with Liverpool and York.

Preston railway station is a main hub on the West Coast Main Line, offering direct services to London, Glasgow, Edinburgh, Birmingham and Manchester. The fastest journey from Preston to Manchester Piccadilly takes only 31 minutes.

SITUATION

The property occupies a highly prominent position on the pedestrianised section of Fishergate in Preston city centre, close to St George's Shopping Centre. Nearby occupiers include Lloyds Bank, Sainsbury's Local, TSB, Natwest, Barclays, Paddy Power and Belfred.

The St. George's car park is located directly behind the subject property and there are also a number of other car parks within a five-minute walk.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

First Floor	122 sq.m	1,314 sq.ft
Second Floor	110 sq.m	1,181 sq.ft
Total	232 sq.m	2,495 sq.ft

TERMS

The first and second floor offices are available by way of a new sub-lease until the 21st September 2029 at a rent of **£16,250 per annum exclusive**.

Alternatively, the floors could be let separately. The first floor would be available at a rent of **£10,500 per annum exclusive** and the second floor at **£9,500 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value £16,000
Rates Payable £7,984 (approx.)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and as falling within Band D (96). A copy of the EPC is available on request. certified

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Via the joints agents:-

Brackenridge Hanson Tate

or

Robert Pinkus & Co

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Subject to Contract
Oct 24

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.