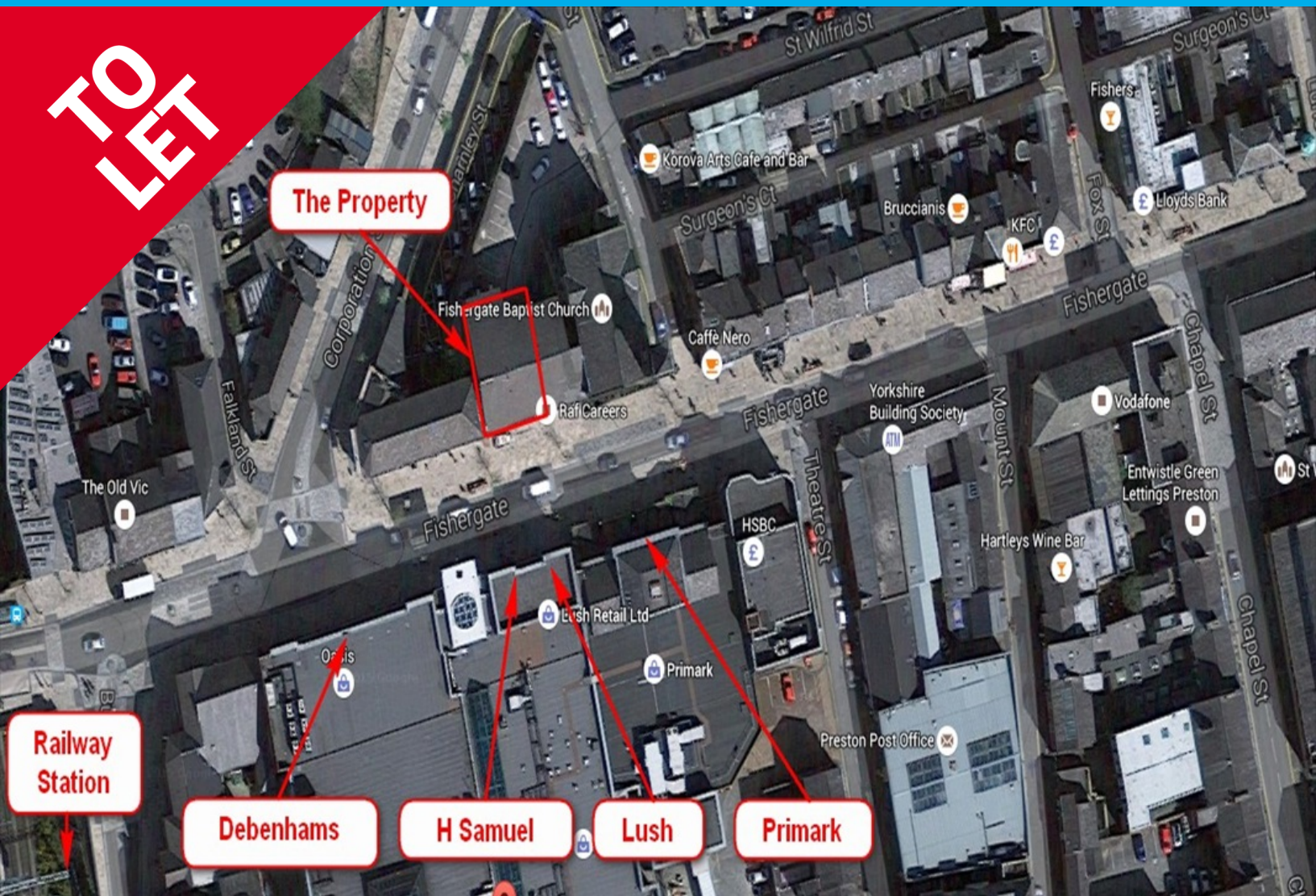


Chartered Surveyors
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commercial property solutions

TO LET



PROMINENT RETAIL PREMISES

462 m² (4,973 ft²)

82-83 Fishergate
Preston
PR1 2NJ

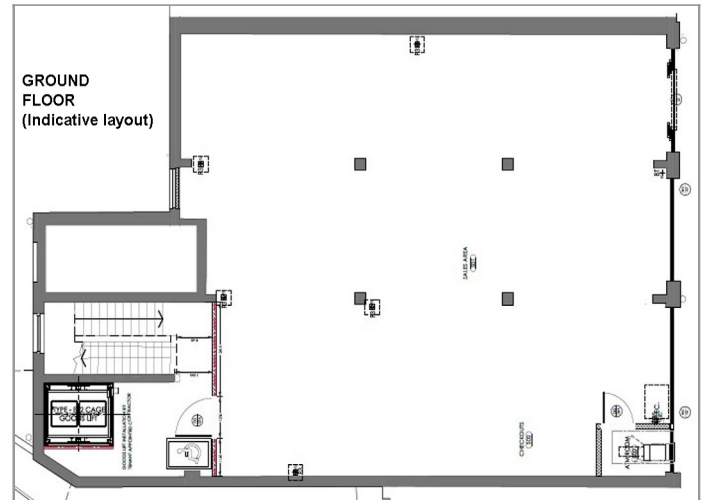
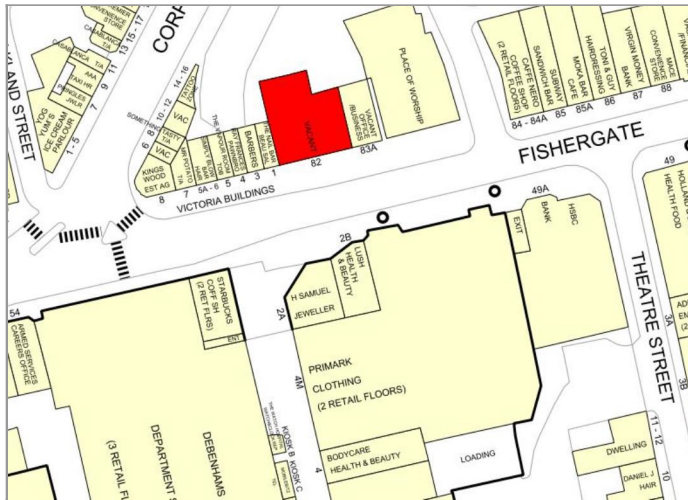
- Prime Location
- Extensive Accommodation
- Suitable For A Variety Of Uses

01772 883388

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13 Starkie Street
Preston
Lancashire
PR1 3LU

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Location

The premises are situated within the city's prime retail area, which is concentrated along Fishergate and within The Mall and The Fishergate Shopping Centres. Fishergate has recently undergone significant public realm improvement works to enhance this area of the city.

The subject premises are situated fronting Fishergate, directly opposite the main entrance to The Fishergate Centre where occupiers include Debenhams, Primark, Starbucks and H Samuel, and also very close to Lancashire County Council's main offices and Preston railway station. Other retailers in the vicinity include Holland & Barrett, Toni & Guy, Caffe Nero and Subway.

Description

Accommodation is provided over 3 floors with an extensive open plan sales at ground floor level. A rear staircase links the floors although provision for the installation of a lift has also been made.

Substantial ancillary accommodation is provided on lower ground floor which also provides direct access onto the rear car park. On the first floor there is provision for WC and kitchen facilities to be installed. The accommodation is presently finished to shell specification ready for tenant fit-out.

Services

We understand that all mains services are available to, or in the vicinity of, the premises.

Accommodation

The premises extend to the following approximate areas:

	m ²	ft ²
Lower Ground Floor	137	1,475
Ground Floor	223	2,400
First Floor	102	1,098

There are 18 car parking spaces to the rear.

Rating Assessment

Units have been merged to create these premises and the demise will therefore need to be re-assessed for rating purposes. Interested parties should make their own enquiries with the local rating department at Preston City Council (tel. 01772 906972).

Planning

We believe the premises have an existing consent within Class A1 (retail shops) of the Use Classes Order 2010.

Interested parties are, however, advised to make their own separate enquiries with the local planning department at Preston City Council (tel. 01772 906912).

Lease Terms

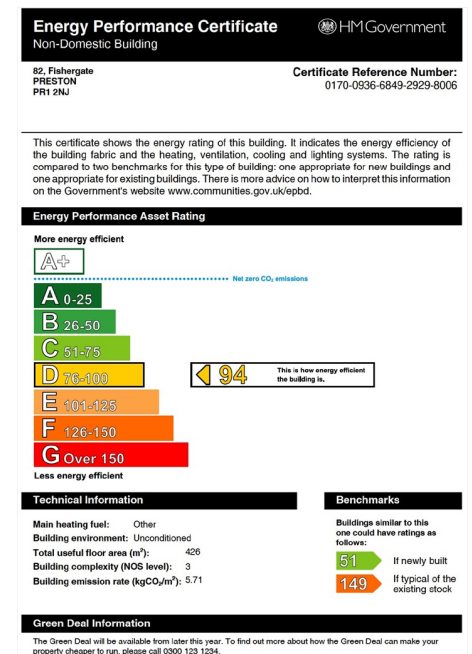
The premises are available to let by way of an assignment of the current lease or by way of an under lease on terms to be agreed.

The premises are presently held by our clients by way of a 20 year effective FRI lease with a tenant only break option in year 10. There are 5 yearly index linked rent reviews.

Rental

The passing rental is £50,000 per annum, exclusive.

Energy Performance Certificate



Legal Costs

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

Enquiries

Via the joint agents:

Eckersley

Contact: Mary Hickman
Tel: 01772 883388
Email: mh@eckersleyproperty.co.uk

Davison Blackett

Contact: Peter Blackett
Tel: 01670 828265
Email: peter.blackett@davisonblackett.com