

THE GREY FRIAR

144 FRIARGATE · PRESTON · PR1 2EJ

LEASEHOLD

PUBLIC HOUSE LOCATED IN THE LEISURE DISTRICT OF PRESTON CITY CENTRE, AVAILABLE TO LET ON BEHALF OF JD WETHERSPOON



THE GREY FRIAR

144 FRIARGATE · PRESTON · PR1 2EJ

- **Leasehold**
- **Busy location within Preston City Centre**
- **Prominent position fronting the A59 on Friargate**
- **External trade terrace to the front**
- **Trading accommodation on the ground floor**
- **Close proximity to both the St George's shopping centre and Preston Train station**
- **GIA - 1,261 Sq M (13,581 Sq Ft)**
- **Offers invited for a new sub-lease**
- **[Google Street View](#)**

LOCATION

Preston is a densely populated city in the county of Lancashire, approximately 10 miles west of Blackburn and 16 miles east of Blackpool. The area is well connected by public transport links with Preston Rail Station providing local and national services, as well as Preston Bus Station providing services across Lancashire.

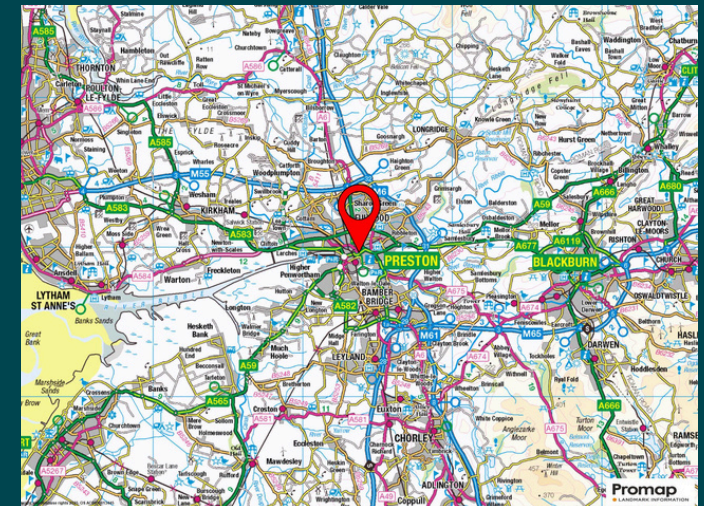
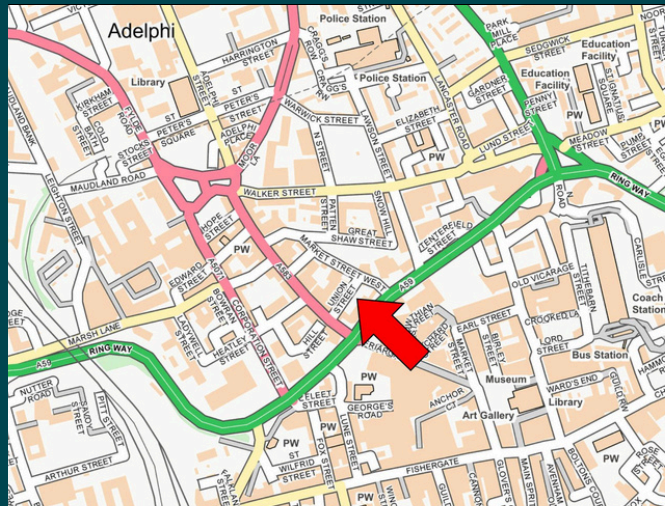
The Grey Friar occupies a prominent roadside position at the junction where Friargate is intersected by the A59 within Preston City Centre. The Preston Railway Station is 0.4 miles to the south. The surrounding uses are predominantly commercial with nearby occupiers including Caffe Nero, The Arc Cinema and McDonalds.

DESCRIPTION & ACCOMMODATION

The Grey Friar occupies the ground floor and part of the first floor of a detached, two storey brick built property, with large glazed frontage at ground floor level, under a pitched roof. To the front of the property, there is a external trade terrace to provide seating for approximately 24 customers.

Ground Floor: Open plan trading accommodation with central bar servery. The trading area consists of a variety of fixed booth seating and loose tables and chairs, as well as two raised floor areas, for approximately 390 customers. Ancillary trade areas include: customer WC's, staff room, stores, trade kitchen, manager's office, glass wash room, boiler room and two beer cellars.

First Floor: The first floor provides stores and rear access to the property for beer deliveries.



THE GREY FRIAR

144 FRIARGATE · PRESTON · PR1 2EJ



APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	1,240	13,347
First	Ancillary	21	234
Total		1,261	13,581

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Leasehold. Held on a lease expiring in March 2046 with upwards only, five yearly open market rent reviews. There is a tenant break clause in March 2031. The most recent annual service charge is £6,632.

RATEABLE VALUE & EPC

2023 Rateable Value - £102,000

An EPC is in the course of preparation.

PREMISES LICENCE

The Property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday-Thursday and 01:00 Friday-Saturday.

TERMS

Rental offers are invited for the benefit of a new sub-lease.

THE GREY FRIAR

144 FRIARGATE · PRESTON · PR1 2EJ

PLANNING

The property is not listed or located within a Conservation Area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of a new sublease.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



CBRE

Henry Bates

07501 403691

henry.bates@cbre.com

Charles Jones

07825 193914

charles.jones@cbre.com



James Faulker

07974 034352

james.faulkner@savills.com

Paul Breen

07767 873353

pbreen@savills.com

DISCLAIMER: July 2025

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT