

Unit 3.8 Fishergate Shopping Centre Fishergate, Preston PR1 8HJ

**FISHERGATE
SHOPPING
CENTRE.**



SHOP TO LET

The Fishergate Shopping Centre is situated adjacent to the city's mainline railway station and fronts onto Fishergate, Preston's prime pitch. The centre provides over 340,000 sq ft of retail floor space and benefits from 728 car parking spaces.

The premises are located on the ground floor mall adjacent to Romans and opposite Café Moka. Other nearby retailers include; Shoe Zone, Card Factory and BodyCare.

ACCOMMODATION

Net internal floor areas:

Ground Floor	173.26 m ²	1,865 sq ft
First Floor	155.98 m ²	1,679 sq ft

LEASE TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£55,000 pax.

SERVICE CHARGE

The current annual service charge liability is £21,827 per annum.

BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable Value	£39,500
Rates Payable (2019/20)	£20,868

For transitional relief enquiries, 01772 906 972.

ENERGY PERFORMANCE CERTIFICATE

Band C. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

SUBJECT TO CONTRACT & VACANT POSSESSION JANUARY 2020



CONTACT / VIEWING

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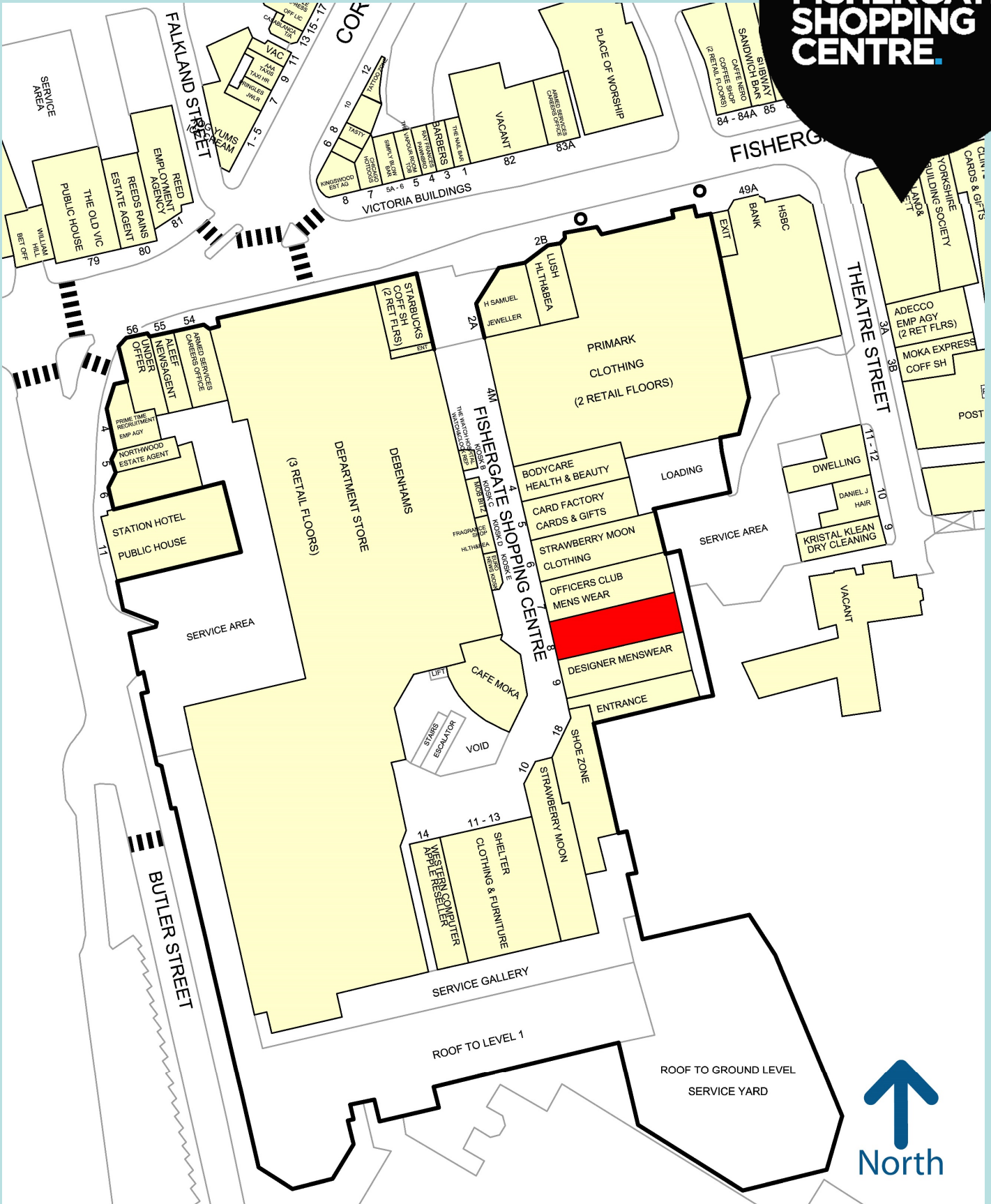




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Misrepresentation Act

The Agents for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. January 2020.

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