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**TO
LET**



PROMINENT RETAIL PREMISES

286.5 m² (3,084 ft²) — 1,500.4 m² (16,150 ft²)

**25 & 27 Fishergate
Preston
PR1 3NN**

- Extensive Retail Accommodation
- Suitable For A Variety Of Uses
- Available As A Whole Or Separately

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The premises are prominently situated fronting Fishergate at its junction with Guildhall Street in the centre of Preston. Fishergate is the main retail thoroughfare in the city with nearby occupiers including Marks and Spencer, Next, WH Smith, Halifax, Bodycare and River Island. The city's main shopping centre, St Georges, is also located opposite.

Description

The property currently accommodates two separate retail units over ground and first floors, together with ancillary accommodation on the second floor above 27 Fishergate. The units are available separately or as whole and can be interconnected internally.

25 Fishergate presently provides sales to the ground floor with staff and storage to the upper level and benefits from a corner position with a return to Guildhall Street. 27 Fishergate provides extensive retail accommodation over both ground and first floors with ancillary accommodation at both first and second floor level.

Accommodation

We estimate the net internal areas as follows:

25 Fishergate		m ²	ft ²
Ground Floor		155.7	1,677
First Floor		130.8	1,407
Total NIA	286.5	3,084	
27 Fishergate		m ²	ft ²
Ground Floor		489.9	5,273
First Floor		433.6	4,667
Second Floor		290.4	3,126
Total NIA	1,213.9	13,066	

Rating Assessment

The property is currently assessed as a whole having a rateable value of £124,000.

Interested parties should make their own enquiries of the local rating authority, Preston City Council (www.preston.gov.uk).

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority, Preston City Council (www.preston.gov.uk).

Tenure

The units are available on effective full repairing and insuring lease terms for a term of years to be agreed. Consideration will be given to the letting of the whole or to the units individually.

Asking Rentals

All rentals are quoted exclusive of VAT and all occupancy costs.

25 Fishergate	£60,000 per annum
27 Fishergate	£75,000 per annum
25 & 27 Fishergate	£120,000 per annum

Service Charge

A service charge may be payable towards the common parts and services thereto depending on the lease terms agreed.

VAT

All figures are quoted exclusive of, but may be subject to, VAT at the standard rate.

Energy Performance Certificate

Energy performance certificate (EPC)		
25-27 Fishergate Preston PR1 3NN	Energy rating C	Valid until: 11 October 2033 Certificate number: 8381 8669 5832 7516 9785

Property type	Retail/Financial and Professional Services
Total floor area	2,214 square metres

Rules on letting this property

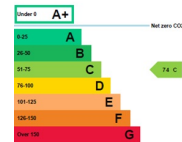
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

All Enquiries

Please contact:

Eckersley

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

Or our joint agents:

Cited

Contact: Rory Gittins
 Tel: 0208 076 6666
 Email: rory@cited.co.uk