

RETAIL

TO LET CITY CENTRE SHOP



UNIT 2, 82/83 FISHERGATE
PRESTON
PR1 2NJ

- Immediately opposite the entrance to the Fishergate Shopping Centre
- Nearby retailers include Debenhams, Primark and Starbucks Coffee
- Preston railway station is also close by



01772 769000

LOCATION

The property is well situated in the Preston City centre opposite the entrance to the Fishergate Shopping Centre, which is anchored by Primark and Debenhams department stores. Other retailers in the vicinity include Toni & Guy, Moka and Subway. Preston Train Station is also located close by as are a number of public car parks.

DESCRIPTION

The property comprises a ground floor shop with basement store. The ground floor offers a regular rectangular shaped sales area currently fitted out with mirrored walls and clothes rails. The floor is tiled and the ceiling is suspended with spotlights. To the rear of the ground floor is a small storeroom with stairs to the basement.

The basement comprises storage facilities, WCs and a staff kitchen. From the basement is access to a car park/service area to the rear of the accommodation, where one car parking space is provided.

ACCOMMODATION

Approximate Net Internal Areas:

Ground Floor Sales: 45.22m² (487 sq ft)

Ground Floor Store: 2.80m² (130 sq ft)

Basement: 15.57m² (168 sq ft)

Total: 79.16m² (785 sq ft)

TERMS

New lease for a term of years to be agreed.

RENTAL

£29,500 per annum exclusive

SERVICES

It is understood mains connections to gas, electricity, water and drainage are available either to, or in the vicinity of the premises.

RATEABLE VALUE

£25,500 (2005 list)

PLANNING

A1 Retail use

VAT

VAT will be charged.

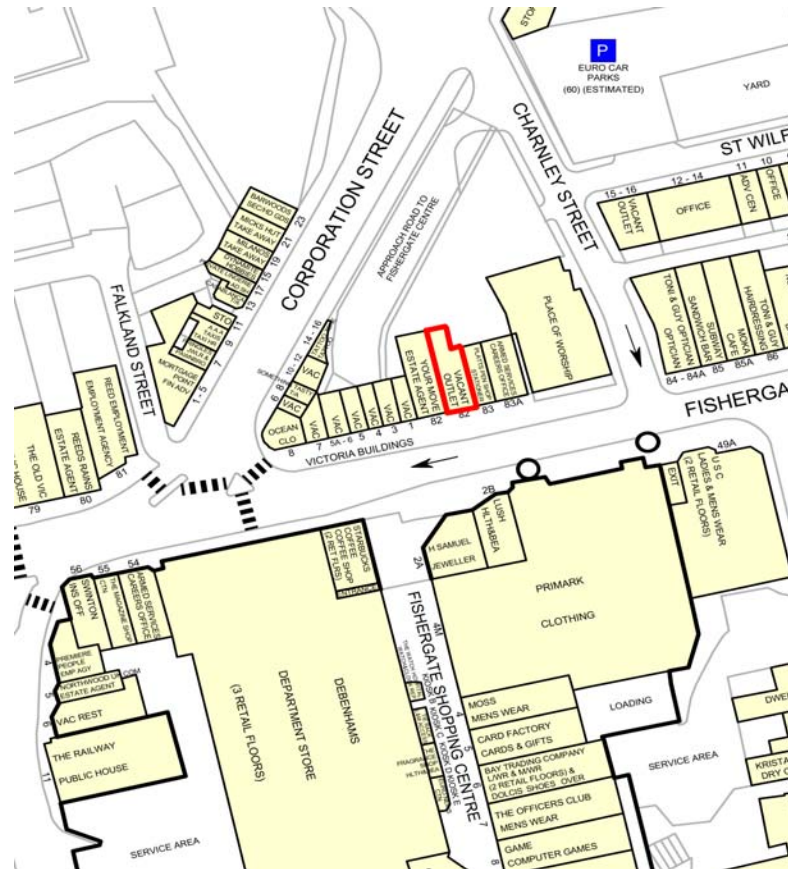
LEGAL FEES

Each party is to be responsible for its own legal fees.

INTERNET

For full details of available commercial premises throughout the North West, please visit our Web Site at:-

www.pinkus.co.uk



VIEWINGS

Strictly by appointment through this office contact:
Claire Eccleston T: 01772 766688 E: claire@pinkus.co.uk



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SUBJECT TO CONTRACT