

MORGAN

MARTIN

PRIME SHOP TO LET 26-27 Fishergate PRESTON PR1 3NN



**850 sq m (9,150 sq ft) Sales accommodation over two floors
Potential to split – Details upon request**

LOCATION

The property occupies a prime position on Fishergate adjacent to Fat Face and Mountain Warehouse, and close to Next, River Island, Marks & Spencer, JD Sports, Top Shop, Bank, etc.

ACCOMMODATION

The accommodation is arranged over three floors and provides the following approximate dimensions and net internal floor areas:

Internal Width:	13.72m	(45'-)
Shop Depth:	43.45m	(142'7")
Ground Floor Sales:	429 sq m	(4,617 sq ft)
Ground Floor Store:	5.6 sq m	(60 sq ft)
Ground Floor Loading:	88.06 sq m	(948 sq ft)
First Floor Sales:	44.11 sq m	(4,533 sq ft)
First Floor Ancillary:	85.93 sq m	(925 sq ft)
Second Floor Ancillary:	248.9 sq m	(2,679 sq ft)
Total:	1,278.6 sq m	(13,782 sq ft)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

Subject to demand it may be possible to create a single ground floor unit of 1,700 sq ft. Further details can be provided.

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £292,500 and will reduce to Rateable Value £194,000 with effect from 1 April 2017.

LEASE

A new 10 year full repairing and insuring lease with a rent review at the end of the fifth year in an upward direction only.

RENTAL

£250,000.00 per annum exclusive.

VAT

All rents and prices are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

FURTHER INFORMATION:

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