

MORGAN

MARTIN

PRIME SHOP TO LET 25 Fishergate PRESTON PR1 3NN

Potential to combine
with adjacent premises



LOCATION

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

ACCOMMODATION

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

Internal Width:	8.38 m	(27'6")
Shop Depth:	90.81 m	(65'-)
Ground Floor Sales:	155.60 sq m	(1,675 sq ft)
First Floor:	145.25 sq m	(1,510 sq ft)

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

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £94,500.

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

£110,000.00 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.

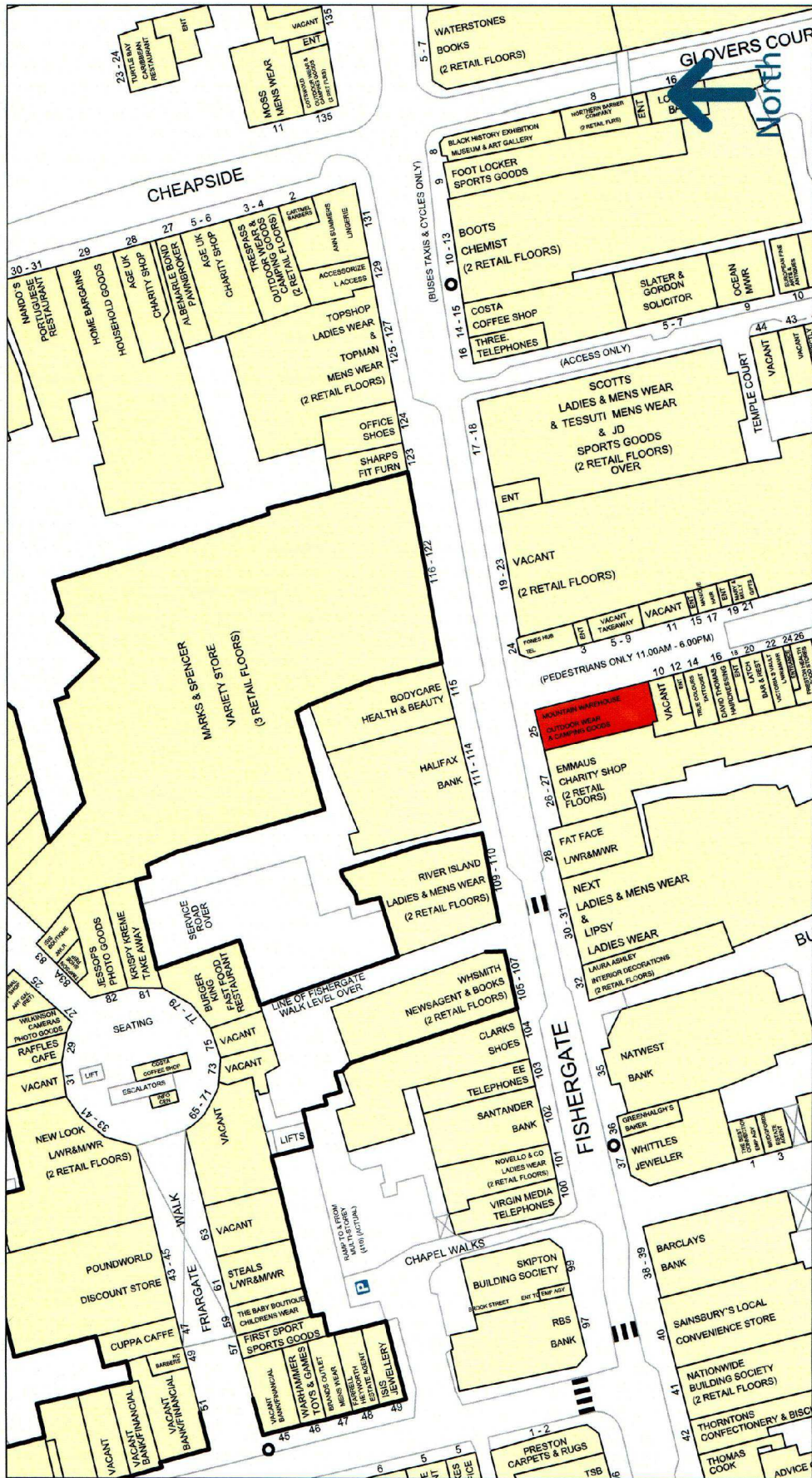
FURTHER INFORMATION:

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Preston



Experian Goad Plan Created: 12/02/2018
Created By: Morgan Martin

50 metres



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