

PROMINENT RETAIL/LEISURE UNITS TO LET

ALEXANDER COURT, FOX STREET/RINGWAY, PRESTON, PR1 2UT



DESCRIPTION

The development comprises a 140 bedroom Premier Inn Hotel with a further 13,865 sq ft (1,287.98 sqm) of retail and leisure accommodation situated at the ground and first floor. Phase II of the development will consist of a 250 room student accommodation block.

LOCATION

The site is one of the most prominent locations in Preston, situated on the corner of Fox Street and Ringway (the A59 – Inner Ring Road) on the north side of the City Centre. Directly opposite is Corporation Street, where the University of Central Lancashire is located (home to more than 35,000 students and staff). The site therefore has a huge amount of passing traffic, and pedestrian footfall generated between the University and City Centre shops.

RETAIL/LEISURE ACCOMMODATION

The scheme comprises 13,865 sq ft (1,287.98 sqm) of retail and leisure accommodation situated over the ground floor, (trading directly onto Ringway), and first floor level, both of which have access onto the rear courtyard. The accommodation is capable of being sub-divided to provide units of approximately 1,000 sq ft (93 sqm) upwards.

TERMS

The units are available on new 15 year full repairing and insuring leases subject to 5 yearly rent reviews.

RENT

Upon application.

PLANNING

The accommodation has planning consent for Class A1 retail and A3/A4 restaurant/pub use.

FURTHER INFORMATION

Contact: Stephen Perrett

Contact: Conor Mulloy

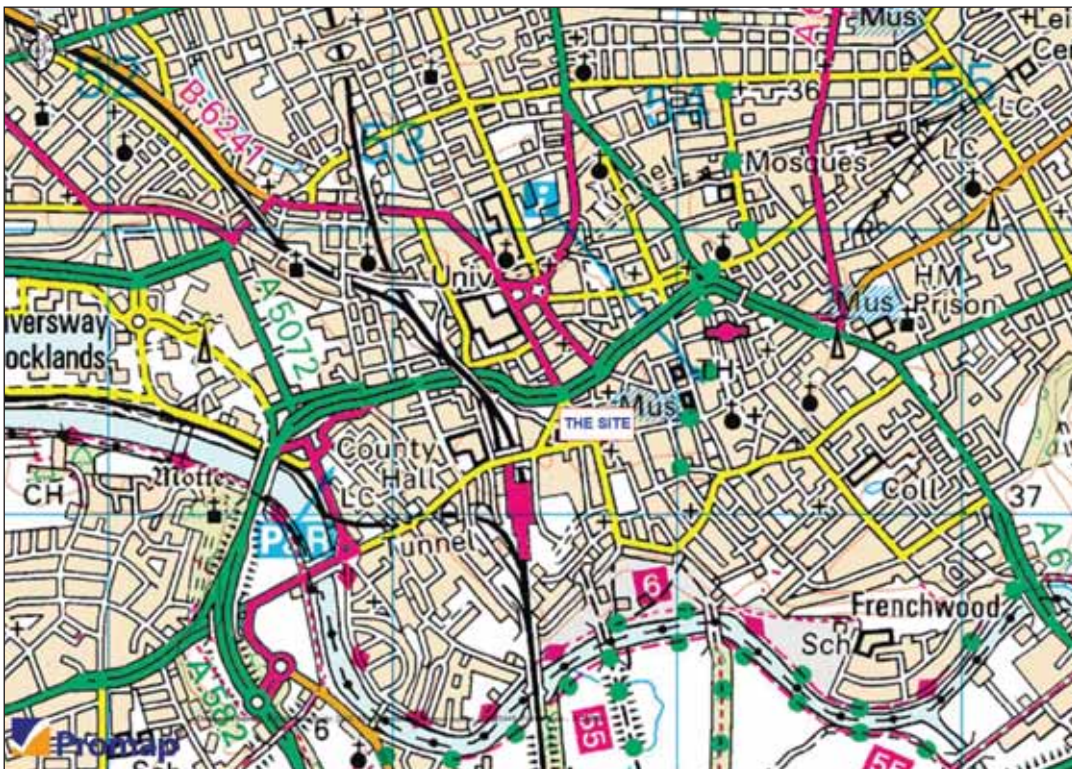
Email: sperrett@cheetham-mortimer.com

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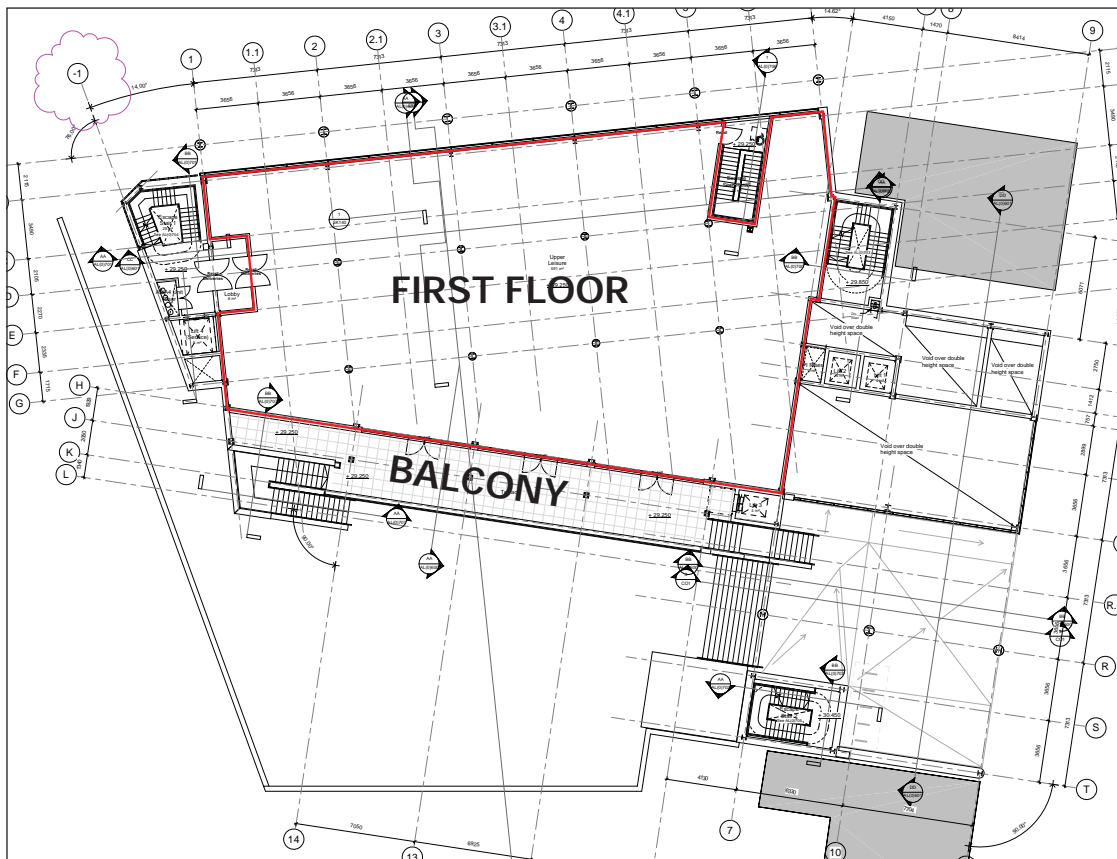
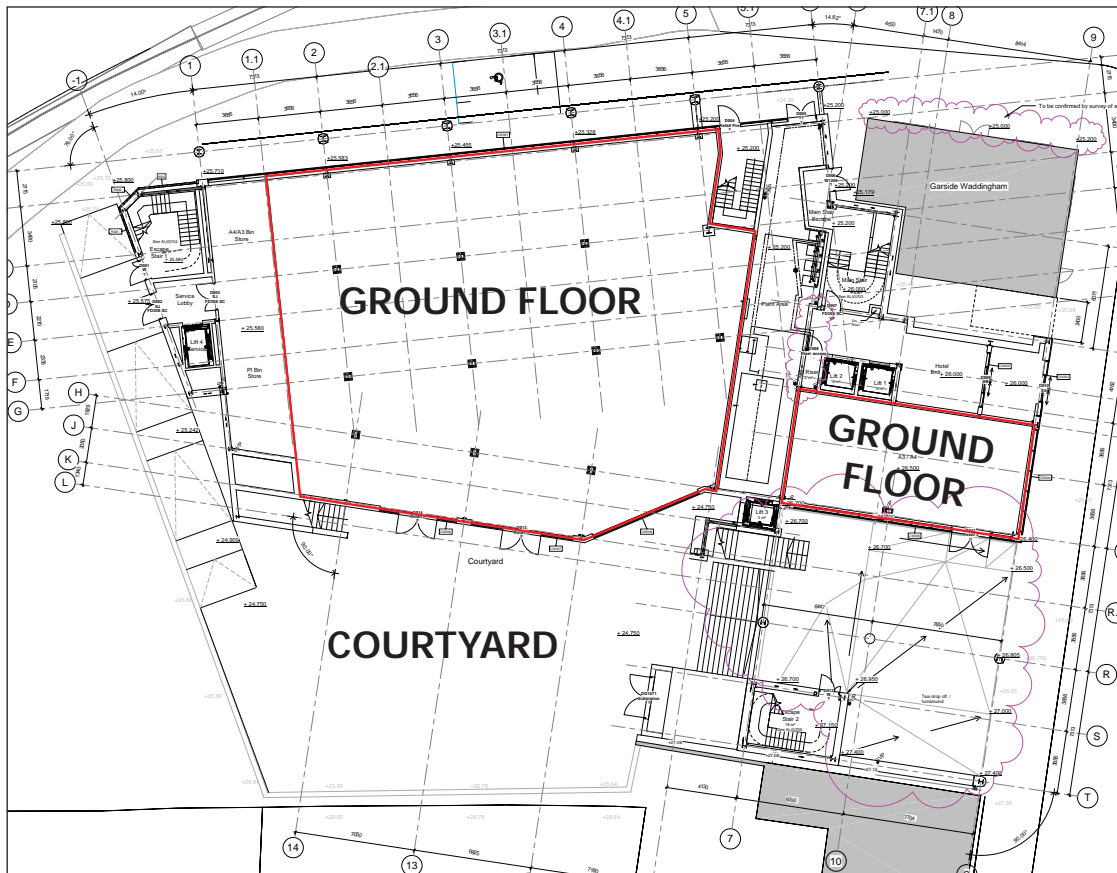
SUBJECT TO CONTRACT

May 2011





ALEXANDER COURT, FOX STREET/RINGWAY, PRESTON, PR1 2UT



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