

Unit 11B Fishergate Shopping Centre Fishergate, Preston PR1 8HJ

**FISHERGATE
SHOPPING
CENTRE.**



SHOP TO LET

The Fishergate Shopping Centre is situated adjacent to the city's mainline railway station and fronts onto Fishergate, Preston's prime pitch. The centre provides over 340,000 sq ft of retail floor space and benefits from 728 car parking spaces.

The premises are located on the lower ground floor mall in close proximity to the town's main train station and directly opposite TK Maxx. Other nearby retailers include; Sports Direct, Argos and Primark.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:

Gross Frontage	5.98 m	19 ft 7 in
Shop Depth	12.10 m	39 ft 7 in
Ground Floor Sales	69.21 m ²	745 sq ft

LEASE TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive.

SERVICE CHARGE

The current annual service charge liability is £4,588 per annum.

BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£18,250
UBR (2018/19)	48.0p
BID Levy	£182.50

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 01772 906 900.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within band C. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT
APRIL 2018**



CONTACT / VIEWING

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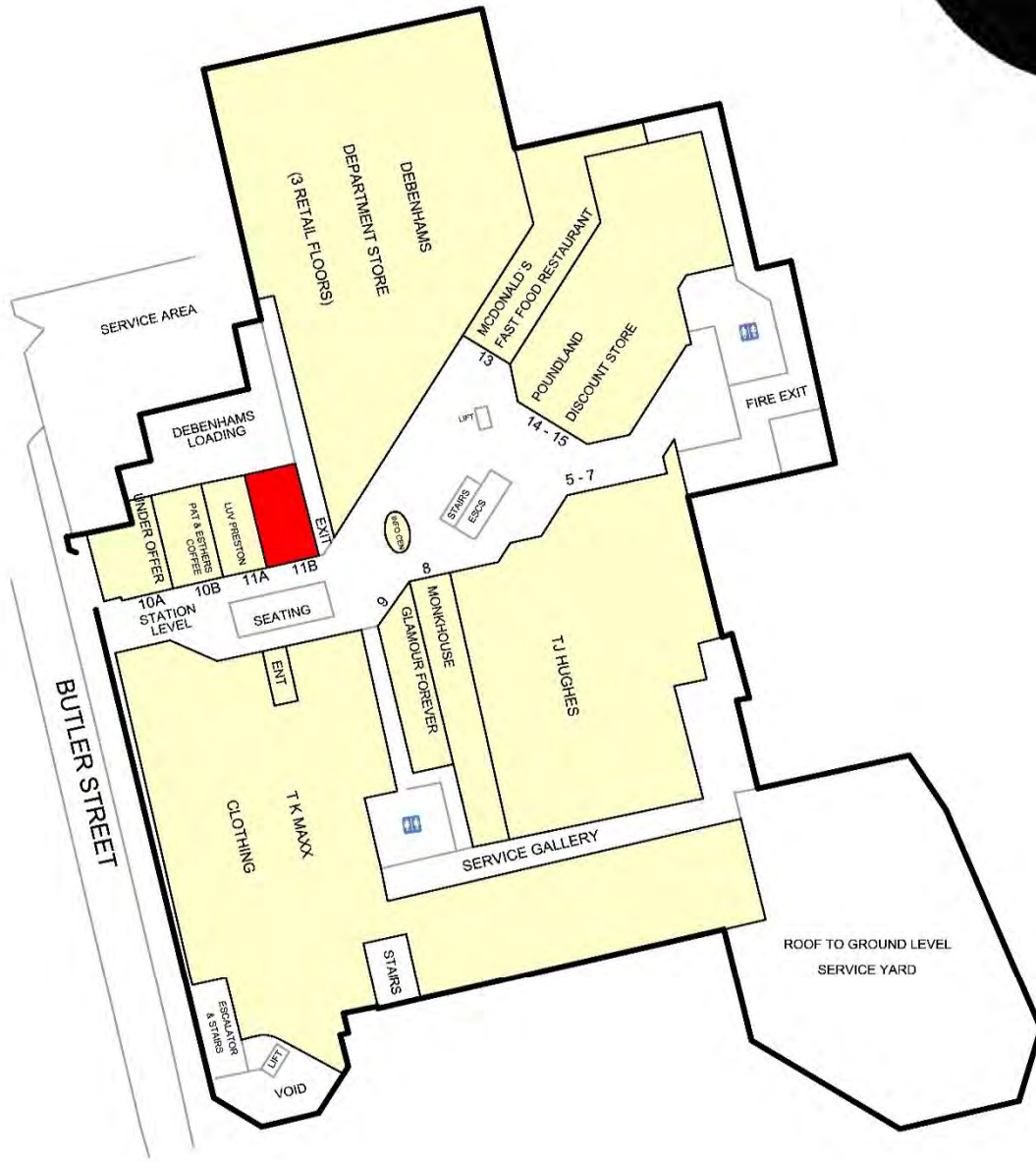
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Misrepresentation Act

The Agents for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. April 2018.

C&M
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