

Exciting Food Court Opportunity (Fishergate Shopping Centre) Preston PR1 8HJ

**FISHERGATE
SHOPPING
CENTRE.**



A1/3 SHOP TO LET

The Fishergate Shopping Centre is situated adjacent to the city's mainline railway station and fronts onto Fishergate, Preston's prime retail pitch. The centre provides over 340,000 sq ft of retail floor space and benefits from 780 car parking spaces.

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

ACCOMMODATION

The premises comprise x3 units of circa 1,000 sq ft. Additional space/configurations available on request. Each unit to benefit from mall seating.

LEASE TERMS

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

RENT

Upon Application

SERVICE CHARGE

The service charge liability is £14 psf.

BUSINESS RATES

To be reassessed following construction works.

ENERGY PERFORMANCE CERTIFICATE

To be reassessed following construction works.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT
& VACANT POSSESSION
JANUARY 2020**



CONTACT / VIEWING

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