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**TO
LET**



ATTRACTIVE RETAIL PREMISES

355.8 m² (3,829 ft²)

**173 Friargate
Preston
PR1 2EJ**

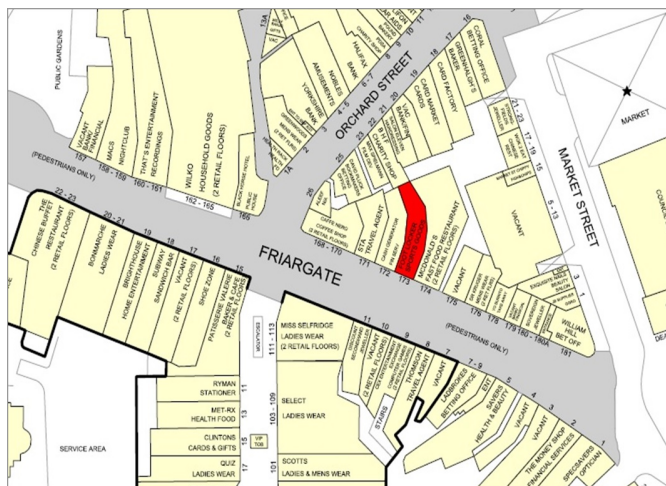
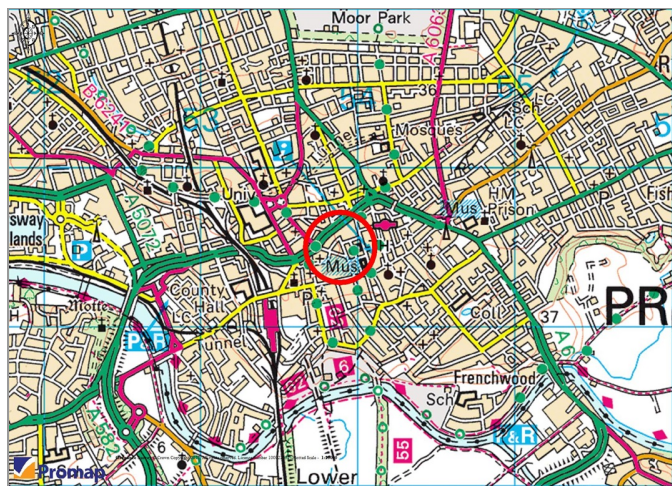
- Prime position opposite St Georges Shopping Centre
- Extensive retail accommodation
- Incentives available

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Location

Located in the heart of Preston City Centre in the pedestrianised element of Friargate and directly opposite the entrance to the St Georges Shopping Centre, the main retail centre within the city. The city's main bus and train stations are located close by as is the University of Central Lancashire's main campus.

Nearby occupiers include McDonalds, Wilkinson's Hardware, Ladbrokes Betting and Caffè Nero.

Description

The premises comprise a prominently situated, mid-terraced, three storey retail unit of traditional brickwork construction being rendered and painted to the front elevation.

The property offers extensive open plan retail sales accommodation on the ground floor and are considered suitable for a wide variety of uses.

Ancillary storage, staff and office accommodation is located over the first and second floors together with additional storage in the basement.

Accommodation

The accommodation extends to the following approximate net internal areas:-

	m ²	ft ²
Ground floor	133.31	1,435
First floor	82.98	893
Second floor	60.76	654
Basement	78.73	847
Total NIA	355.78	3,829
Ground floor ITZA	68.84	741

Services

We believe that mains connections to electricity, gas, water and drainage are available to, or in the vicinity of, the property.

Rating Assessment

The premises have a Rateable Value of £32,750.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should however make their own enquiries of the local planning authority at Preston City Council (www.preston.gov.uk).

Lease Terms

The premises are available by way of an effective full repairing and insuring lease on terms to be agreed.

Rental

Offers in the region of £47,500 per annum exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

173 Friargate PRESTON PR1 3JJ	Energy rating C	Valid until 17 January 2023
Property type Retail/Financial and Professional Services		Certificate number 4756.7872.8745.8147.4981
Total floor area 282 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		
		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents,
Eckersley

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