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TO  
LET



## ATTRACTIVE RETAIL PREMISES

355.8 m<sup>2</sup> ( 3,829 ft<sup>2</sup> )

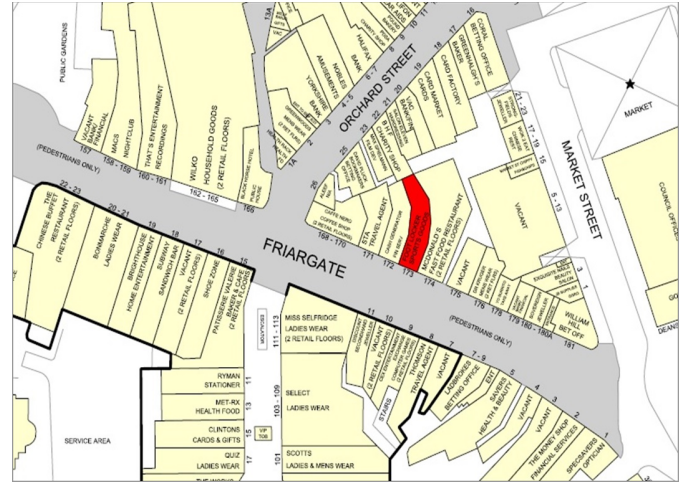
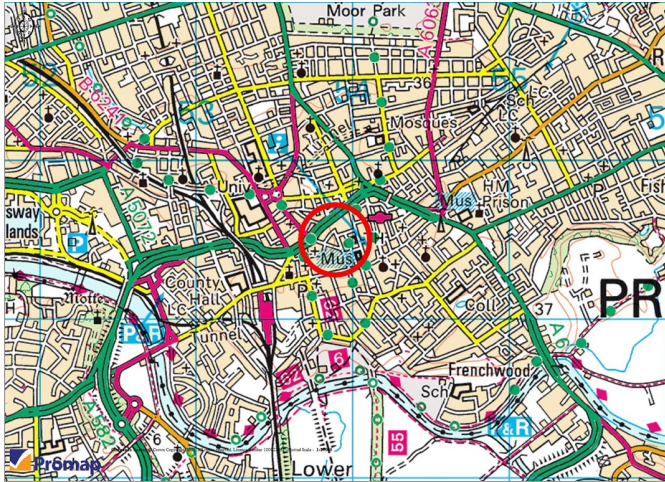
173 Friargate  
Preston  
PR1 2EJ

- 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, Miss Selfridge, Ladbrokes Betting and Caffe 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 <sup>2</sup>	ft <sup>2</sup>
Ground floor	133.31	1,435
First floor	82.98	893
Second floor	60.76	654
Basement	78.73	847
<b>Total NIA</b>	<b>355.78</b>	<b>3,829</b>
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

With effect from 1 April 2017 the premises are shown to have a proposed Rateable Value of £32,750 in the VOA's draft Rating List.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

## Planning

The premises have a permitted use under Class A1 (Retail Shops) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council (Tel: 01772 906912).

## 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

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Foot Locker  
 173 Friargate  
 PRESTON  
 PR1 2EJ

Certificate Reference Number:  
 0567-0347-3630-0300-9203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbc](http://www.communities.gov.uk/epbc).

**Energy Performance Asset Rating**

More energy efficient  
 A+ 9-23  
 A 23-25  
 B 25-50  
 C 51-75  
 D 75-100  
 E 101-125  
 F 126-150  
 G 150-199  
 Less energy efficient

65

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 422  
 Building complexity (NBS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 29.39

**Benchmarks**

Buildings similar to this one could have rating as follows:  
 31 If newly built  
 34 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## 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

Telephone: 01772 883388  
 Contact: Mary Hickman  
 Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)