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**TO
LET**



PROMINENT RETAIL/OFFICE PREMISES

110.3 m² (1,187 ft²)

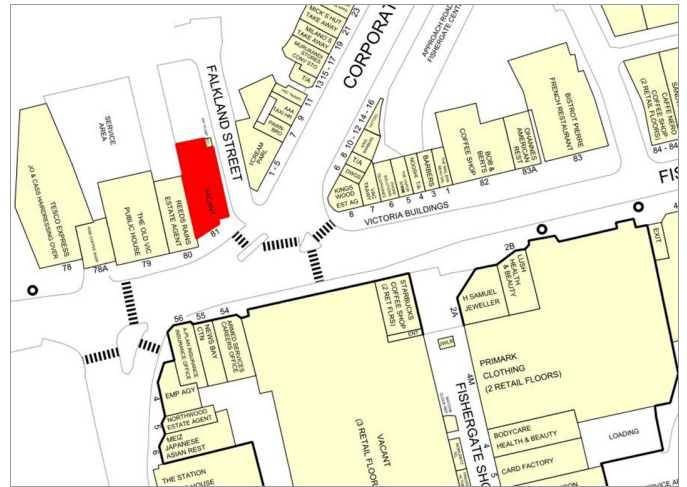
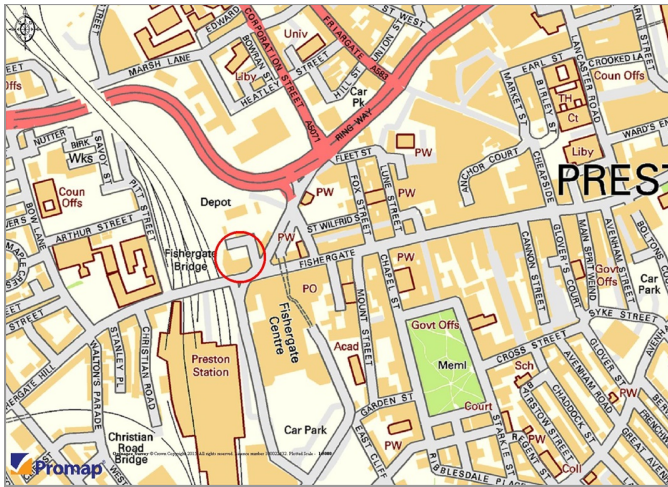
**81 Fishergate
Preston
PR1 2UH**

- Highly Visible Position
- Central Location
- On-site Car Parking

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JL

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The property fronts Fishergate, at its' junction with Corporation Street, in a highly prominent and visible position on the edge of Preston's main retail area. The subject premises are situated directly opposite the Fishergate Shopping Centre and close to the city's mainline railway station.

Fishergate has recently seen a multi-million pound public realm investment programme creating a "shared space" integrating both pedestrian and vehicular traffic. Occupiers in close proximity include a newly opened Tesco Express, Primark, Starbucks, Bob and Berts, Reeds Rains, Jo and Cass Hairdressers and Lush.

Description

The premises comprise the ground floor of an end-terraced building of conventional brickwork construction. Internally the building provides predominantly open plan accommodation which would suit a variety of uses together with WC facilities to the rear.

At the rear of the property is an area of hardstanding which provides 2 designated car parking spaces.

Accommodation

The premises extend to an approximate net internal area (NIA) of 110.30 m² (1,187 ft²).

Services

It is understood that the premises benefit from connections to mains electricity, water and drainage.

Rating Assessment

The premises have a current Rateable Value of £19,750.

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) (Amendment) (England) Regulations 2020.

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

Tenure

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

Asking Rental

£25,000 per annum exclusive.

VAT

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

Legal Costs

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

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building
 81, Fishergate
 PRESTON
 PR1 3JL
 Certificate Reference Number:
 0920-3912-0368-1191-0010

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 0-25
 A 26-50
 B 51-75
 C 76-100
 D 101-125
 E 126-150
 F Over 150
 Less energy efficient

Net zero CO₂ emissions

64 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	132
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	98.71
Primary energy use (kWh/m ² per year):	583.88

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
 74 If typical of the existing stock

Photographs and Plans

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

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388
 Contact: Mary Hickman
 Email: mh@eckersleyproperty.co.uk