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## EXTENSIVE LEISURE PREMISES

659.4 m<sup>2</sup> ( 7,098 ft<sup>2</sup> )

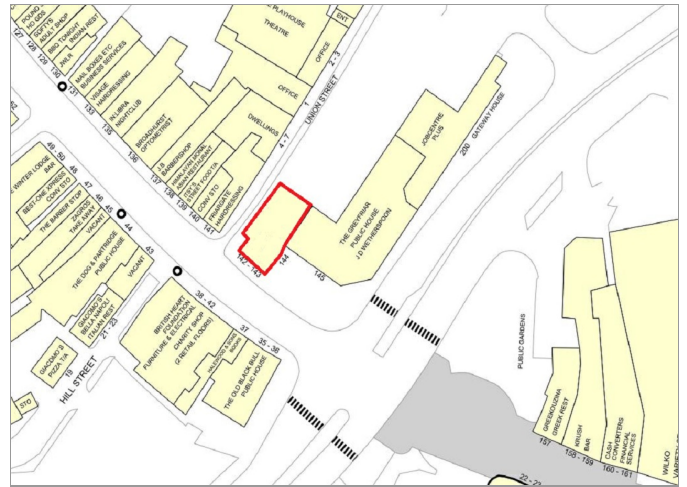
**142-143 Friargate  
Preston  
PR1 2EJ**

- Trading Accommodation Over Ground and First Floors
- Situated Directly Between the City Centre and University Campus
- Suitable For A Variety Of Uses (stp)

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## Location

The property is prominently situated fronting Friargate, close to its junction with Ringway, which is the main thoroughfare linking Preston city centre with the main campus of the University of Lancashire.

The University's Preston campus has a community of over 38,000 students and staff and has recently benefited from the completion of a £200 million development masterplan.

Friargate itself has also recently benefitted from the completion of the 'Transforming Friargate North and Ringway' improvement scheme which has created a pedestrian and cycle friendly space offering occupiers along Friargate the ability to provide outdoor seating and al fresco dining opportunities for customers.

## Description

The premises comprise a three storey building, together with basement, of masonry construction, being overlaid on the upper floors and rendered to the exterior of the ground floor.

The property benefits from a substantial glazed frontage to Friargate at ground floor level and UPVC double glazed windows to the upper floors.

Internally, the premises provide extensive accommodation over three floors and have most recently been used as a bar having trading areas together with WC facilities on both the ground and first floors.

Further ancillary accommodation, which provides storage, office, kitchen and WC facilities, is located on the second floor with additional storage in the basement.

## Accommodation

The property extends to the following approximate Gross Internal Areas (GIA):

	m <sup>2</sup>	ft <sup>2</sup>
Ground	193.7	2,085
First	192.4	2,071
Second	192.7	2,074
Basement	80.6	868
<b>Total GIA</b>	<b>659.4</b>	<b>7,098</b>

## Services

We understand that the property benefits from mains connections to electricity, water and drainage.

## Rateable Value

The property has a Rateable Value of £35,750.

Interested parties are advised to make their own enquiries of the local rating authority (preston.gov.uk).

## Planning

It is understood the premises have a current permitted use as a bar and restaurant (Sui Generis) with consent having been granted under application number 06/2021/0980.

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

## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Asking Rental

£35,000 per annum exclusive.

## Energy Performance Certificate

142-143 Friargate PRESTON PR1 3JJ	Energy rating <b>A</b>	Valid until: 4 July 2033
		Certificate number: 2644-0543-2048-7158-0190
Property type	General Assembly and Leisure, Night Clubs, and Theatres	
Total floor area	570 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is A.		
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.		

## Costs

The tenant will be responsible for the Landlord's reasonable legal and surveyor's fees incurred in the transaction up to a maximum contribution of £1,700 plus VAT.

## VAT

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

## Photographs and Plans

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

## All Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)