

## PRESTON

21 FRIARGATE WALK, ST GEORGE'S SHOPPING CENTRE

### SHOP UNIT TO LET



#### Location

Preston is the administrative centre for Lancashire and is the dominant retail centre for the County. CACI's in town retail rankings for the North West put Preston 4th (behind Manchester, Liverpool and Chester). Preston has a resident population of 140,202 (source: 2011 Census) with a catchment of 823,000 (source: Experian - 2016 estimate). The University of Central Lancashire (UCLAN) is based in Preston and is the 8th largest university in the UK with a student population of over 30,000.

St George's Shopping Centre is located at the heart of the city centre with entrances from the city's two main shopping streets (Fishergate and Friargate) and benefits from a 410 space multi-storey car park. Main tenants in the scheme include **H&M** (recently up-sized), **New Look**, **M&S**, **River Island**, **Tiger** and **Foot Asylum** amongst others. Recent lettings have been completed to **Thomas Sabo**, **Yours** and **Hawkins Bazaar**.

The subject premises are located adjacent to The Works and in close proximity to **H&M** and **Original Art** amongst others on Friargate Walk.

#### Accommodation

The premises are arranged over ground floor and basement only providing the following approximate net internal floor areas:-

Ground Floor	159.0 sq m	(1,711 sq ft)
Basement	91.1 sq m	(980 sq ft)

(All measurements have been calculated in imperial and converted to metric).

#### Tenure

The shop unit is available on a new effectively full repairing and insuring lease, which will include a service charge provision.

#### Service Charge

The current service charge for 2017 is £20,365 per annum.

#### Rent

£72,500 per annum exclusive.

#### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £55,000

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

#### Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

A copy of the EPC is available upon request.

#### Viewing

Viewings should be made strictly by prior appointment through Nick McAllester or Stephen Tregenza of this office or alternatively contact our joint agents Barker Proudlove (Tel: 0161 631 2852).

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