



## **TO LET 42 FISHERGATE PRESTON PR1 2AD**

700 ft<sup>2</sup> / 65 m<sup>2</sup> Ground floor retail premises with additional 920 ft<sup>2</sup> of office/storage to first floor

- Prime city centre location mid-way between St George's Shopping Centre and the Fishergate Shopping Centre
- Immediately adjacent to the Nationwide and Furness Building Societies and Sainsbury's Local and close to many national retailers
- Modern shop front and doorway

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

Occupying a prime position on Fishergate, the city's main shopping thoroughfare, mid-way between the St George's and Fishergate Shopping Centres.

### **Description**

Prime retail premises providing ground floor sales shop together with office/storage at first floor level.

### **Accommodation**

Total net internal area over ground and first floors extends to approximately 1,624 sq ft.

The sales shop has an internal width of 20 ft 6 in and a depth of 37 ft.

Kitchen/preparation area at ground floor level together with access to the basement.

To the first floor there are six office/store rooms together with WC facilities.

### **Services**

The ground floor sales area has the benefit of air conditioning.

### **EPC**

The Energy Performance Asset rating is Band C68. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com)

### **Assessment**

The unit is entered on the rating list at a rateable value of £20,250.

Rates payable 2024/25: 49.9p in the £

### **Planning**

Considered suitable for a wide variety of retail/office uses within Class E of the Town and Country Planning (Use Classes) Order.

### **Lease**

The premises are offered on a new lease for a term of years to be agreed.

The lease shall be upon effective full repairing and insuring terms.

### **Rental**

£35,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

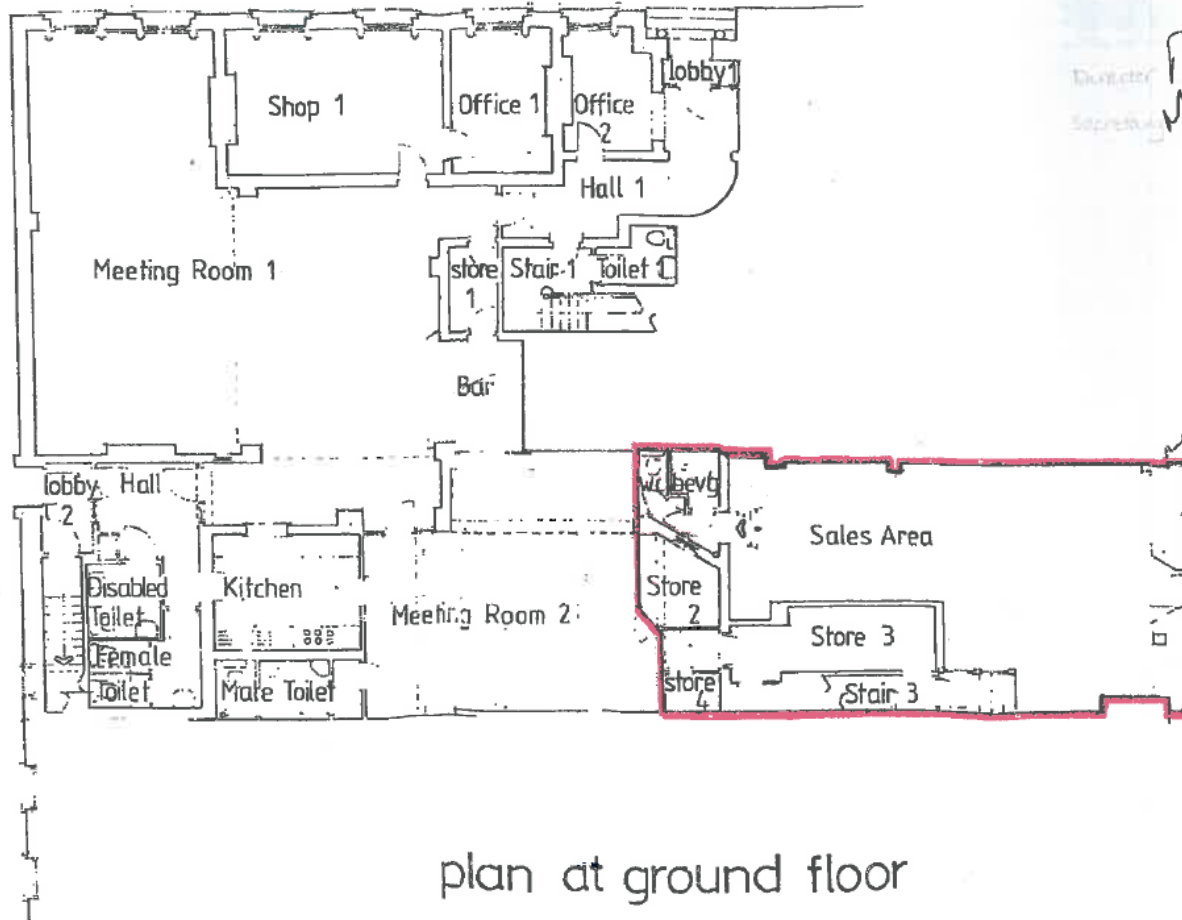
### **Legal Costs**

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

### **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)

Plan No. 1.

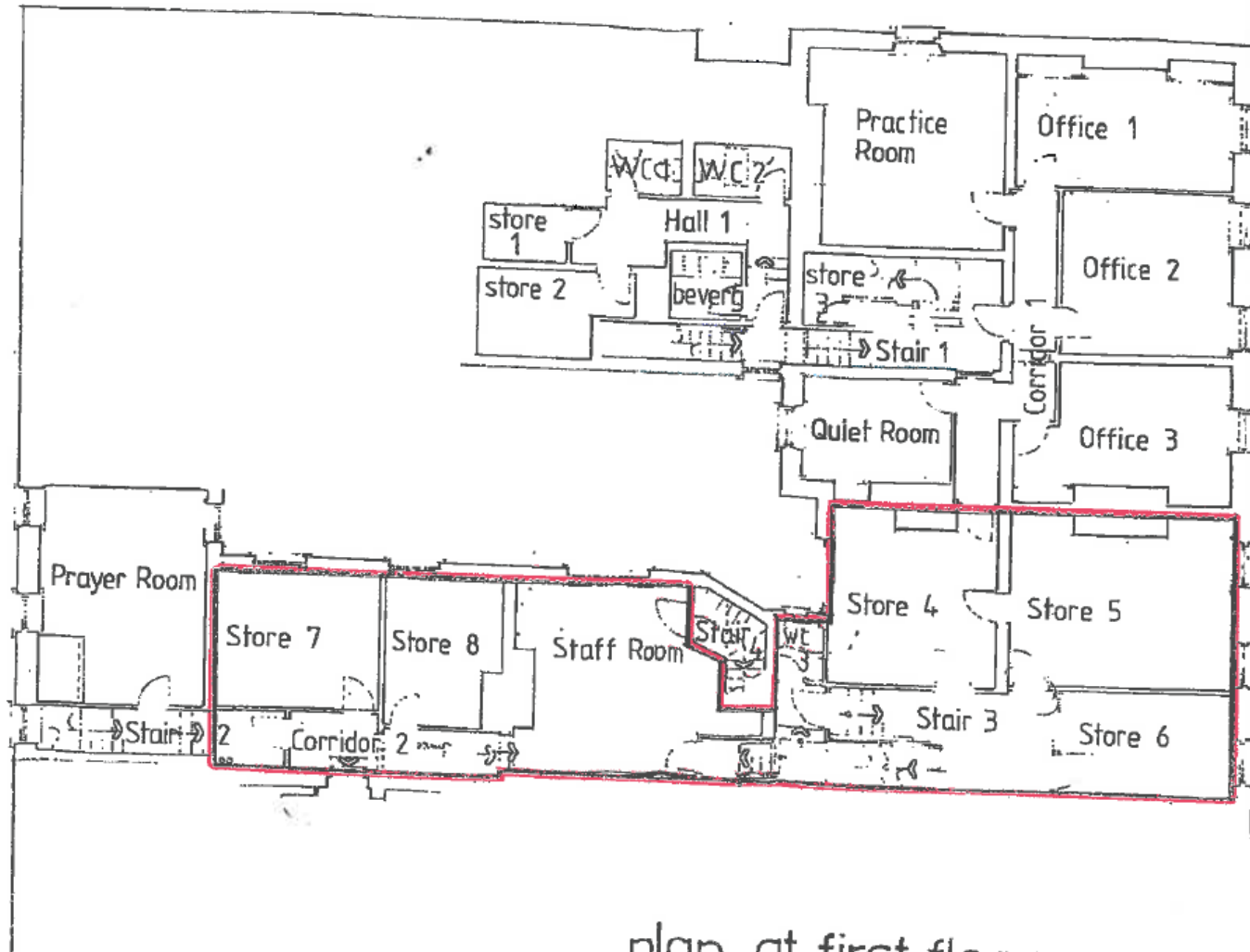


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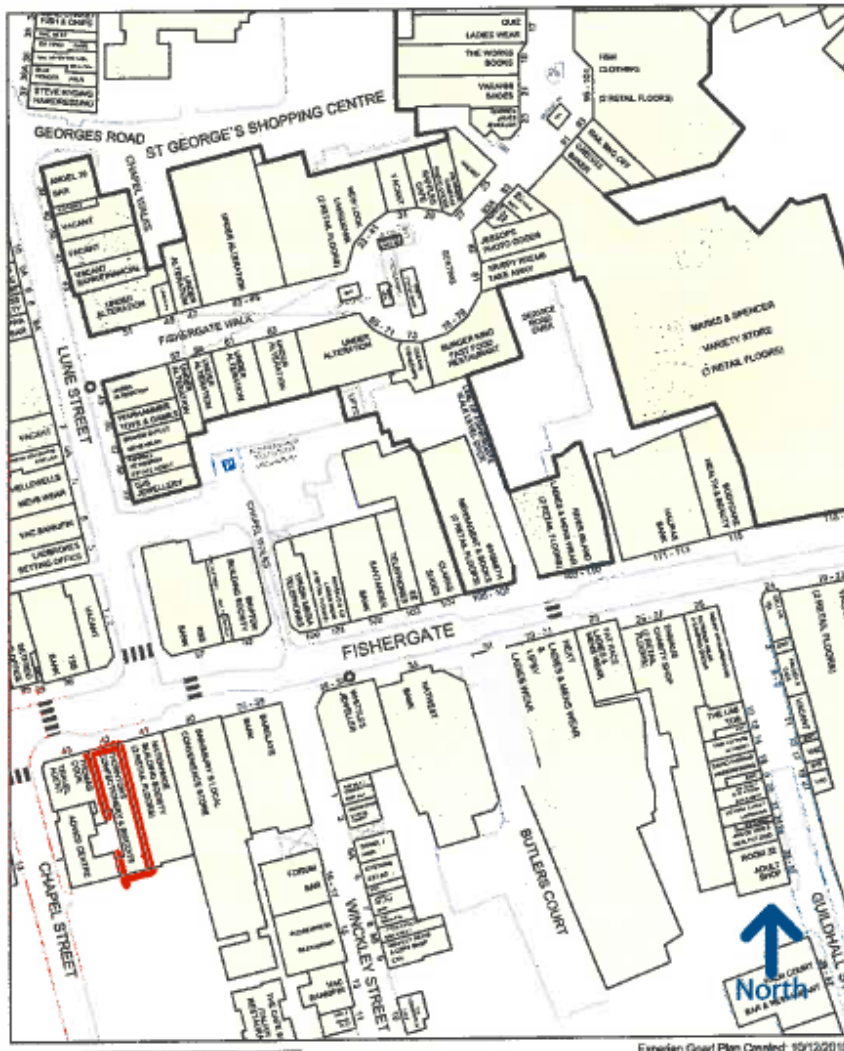
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PLAN no.2



*Handwritten signature*  
MURRAY

plan at first floor



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