



TO LET 42 FISHERGATE PRESTON PR1 2AD

700 ft² / 65 m² Ground floor retail premises with additional 920 ft² 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**

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

An EPC will be provided by the agents.

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.

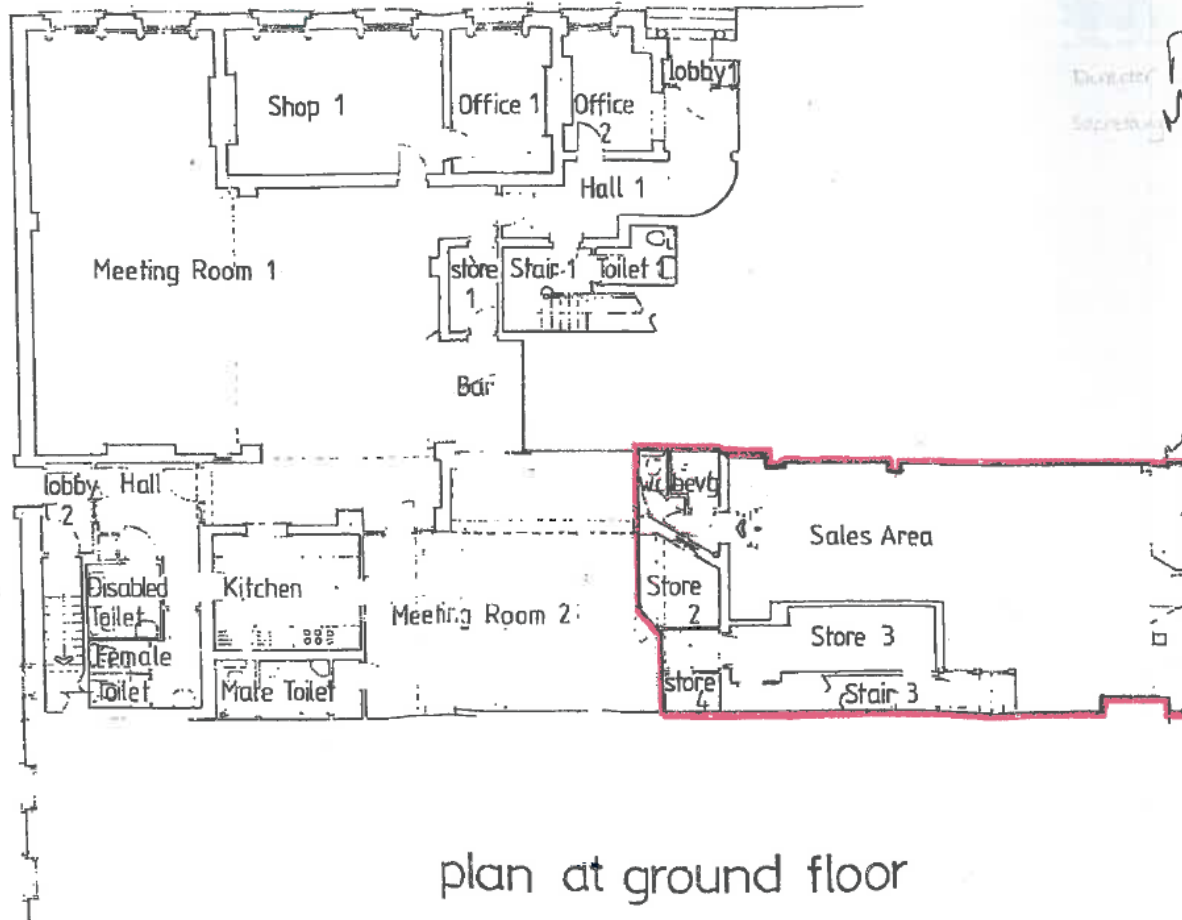
Legal Costs

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

Plan No. 1.

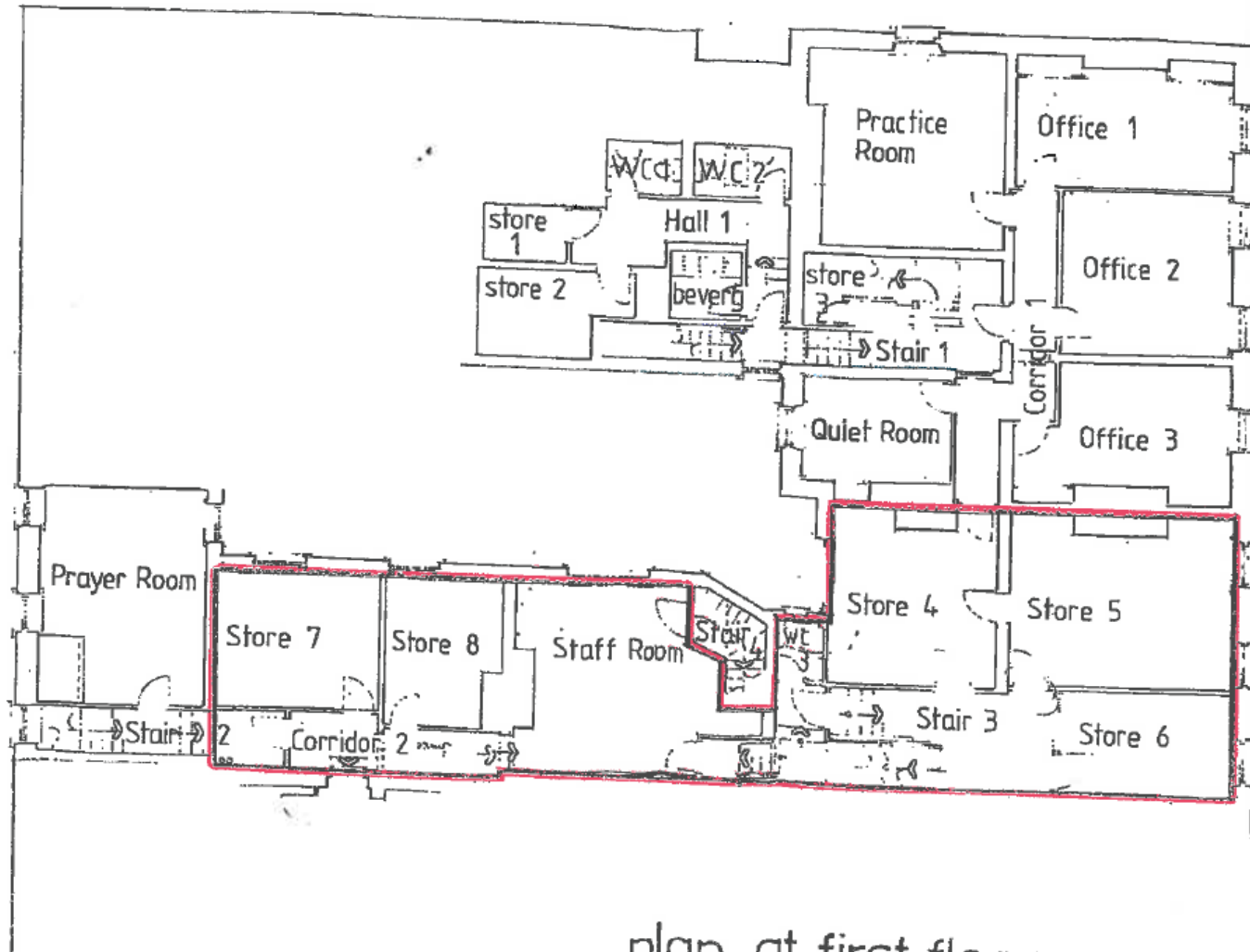


plan at ground floor

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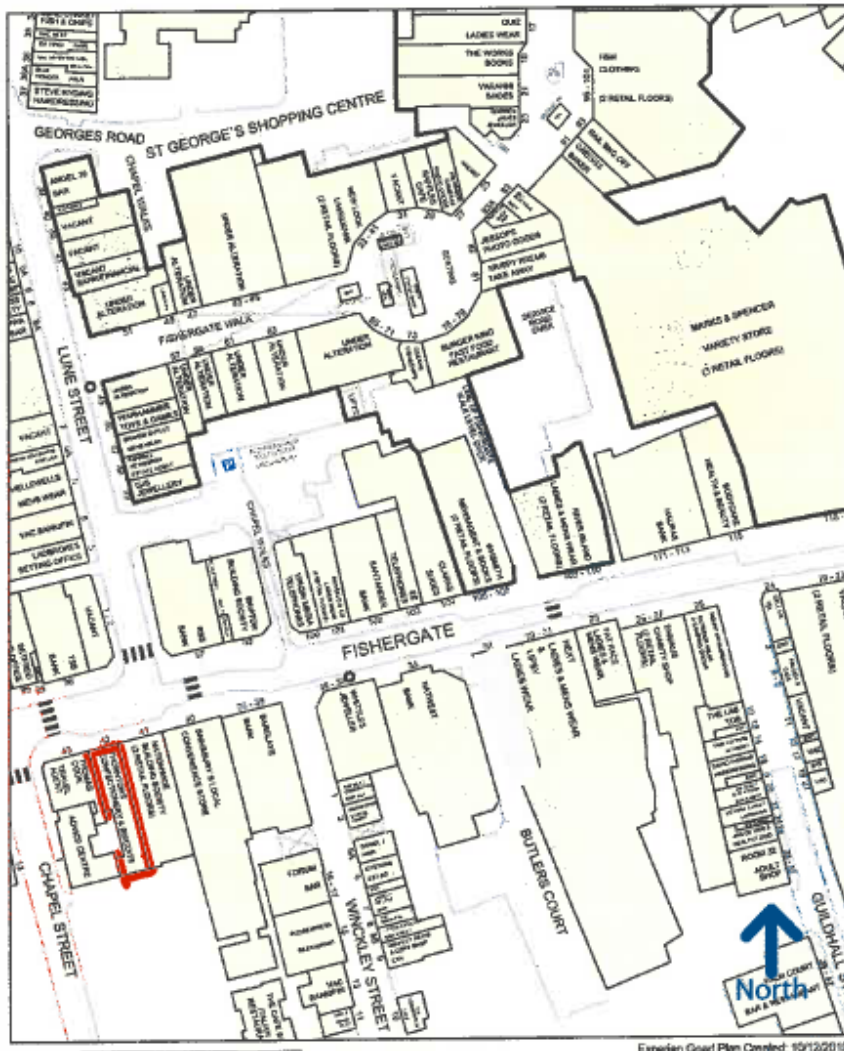
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PLAN no.2



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MURRAY

plan at first floor



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