

PRESTON

RETAIL UNIT TO LET

129 Fishergate, PR1 2AH

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The premises are located in a prime position on Fishergate. The property is adjacent to Topshop and Ann Summers with other nearby occupiers including Boots, Office, Costa, Marks & Spencer, Footlocker and Bodycare.

The property is arranged over Ground, First and Basement.

Lease Details and Rent

Subject to obtaining vacant possession the property is available on a new full repairing and insuring lease, for a term to be agreed, subject to an upwards only rent review every 5 years.

Rent - £60,000 per annum.

Accommodation

The building comprises the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	774	72
First floor	598	56
Basement	491	46

Business Rates

Rateable Value: £48,000

UBR (2019/20): 49.1p

VAT and Costs

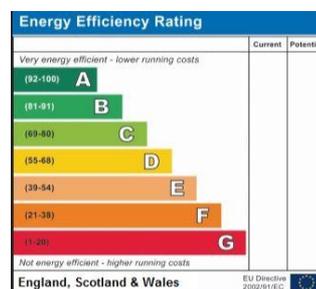
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

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October 2019. Subject to Contract.

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