

PRESTON

RETAIL UNIT TO LET

Unit 2, 45/46 Fishergate, PR1 8BH

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location

The premises are located in a busy corner position on Fishergate adjacent to Greenhalghs Bakery, with other nearby occupiers including Vodafone, Pound Bakery, Clintons, Greggs, KFC, Lloyds Bank and Yorkshire Building Society.

Description

The premises are arranged over ground, first and second floors and benefit from a substantial return frontage.

Accommodation

The property has the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground floor	1,460 sq ft	135 sq m
First floor	2,014 sq ft	187 sq m
Second floor	552 sq ft	51 sq m

Business Rates

The premises are assessed for rates as follows:

Rateable Value (2017): £76,500

Interested parties are advised to make their own enquiries with the Local Charging Authority or visit Gov.uk

Lease Details

The property is available on a new full repairing and insuring lease, for a term to be agreed, with upwards only rent reviews every 5 years.

Rent – On Application

VAT and Costs

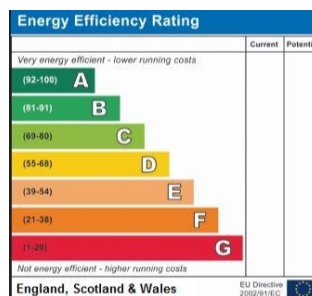
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

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

Subject to Contract & Vacant Possession

EPC



All Enquiries

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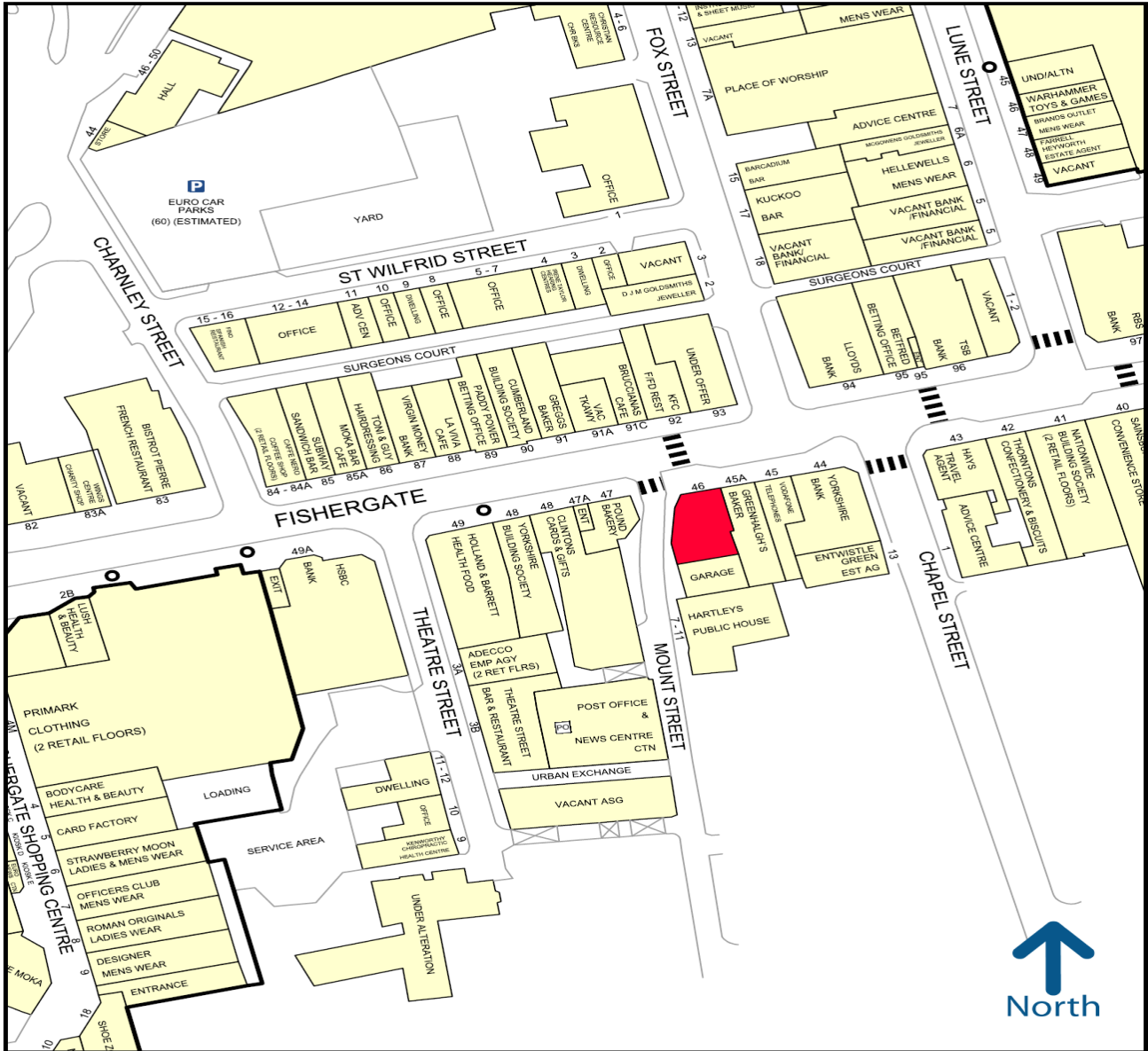
Shop To Let

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July 2020. Subject to Contract.

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