

# PRESTON

171 FRIARGATE, PR1 2EJ

RETAIL UNIT TO LET

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Location and Description

The property occupies a prominent position on this busy section of pedestrianised Friargate, adjacent to **Caffè Nero** and **Cash Generator**, close to **McDonalds**, **Subway** and **Patisserie Valerie**.

The entrance to the St Georges Shopping Centre is opposite the premises.

## Lease Details and Rent

The property is available by way of a new FRI lease for a term to be agreed, subject to rent review every 5 years.

**Rent: £32,500 pax.**

## Accommodation

The premises provide the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	677	62.9
First Floor	595	55.3
Second Floor	419	39.0
Third Floor	484	45.0

## Business Rates

We have been verbally informed by the Local Authority that the property has been assessed for rating purposes as follows:

Rateable Value (2017) £22,750

Interested parties are advised to verify these figures with the Charging Authority and possible rights of appeal.

## 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

## EPC

A full copy of the EPC is available upon request.



## All Enquiries

**Richard Lyons**  
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**0161 260 0063**

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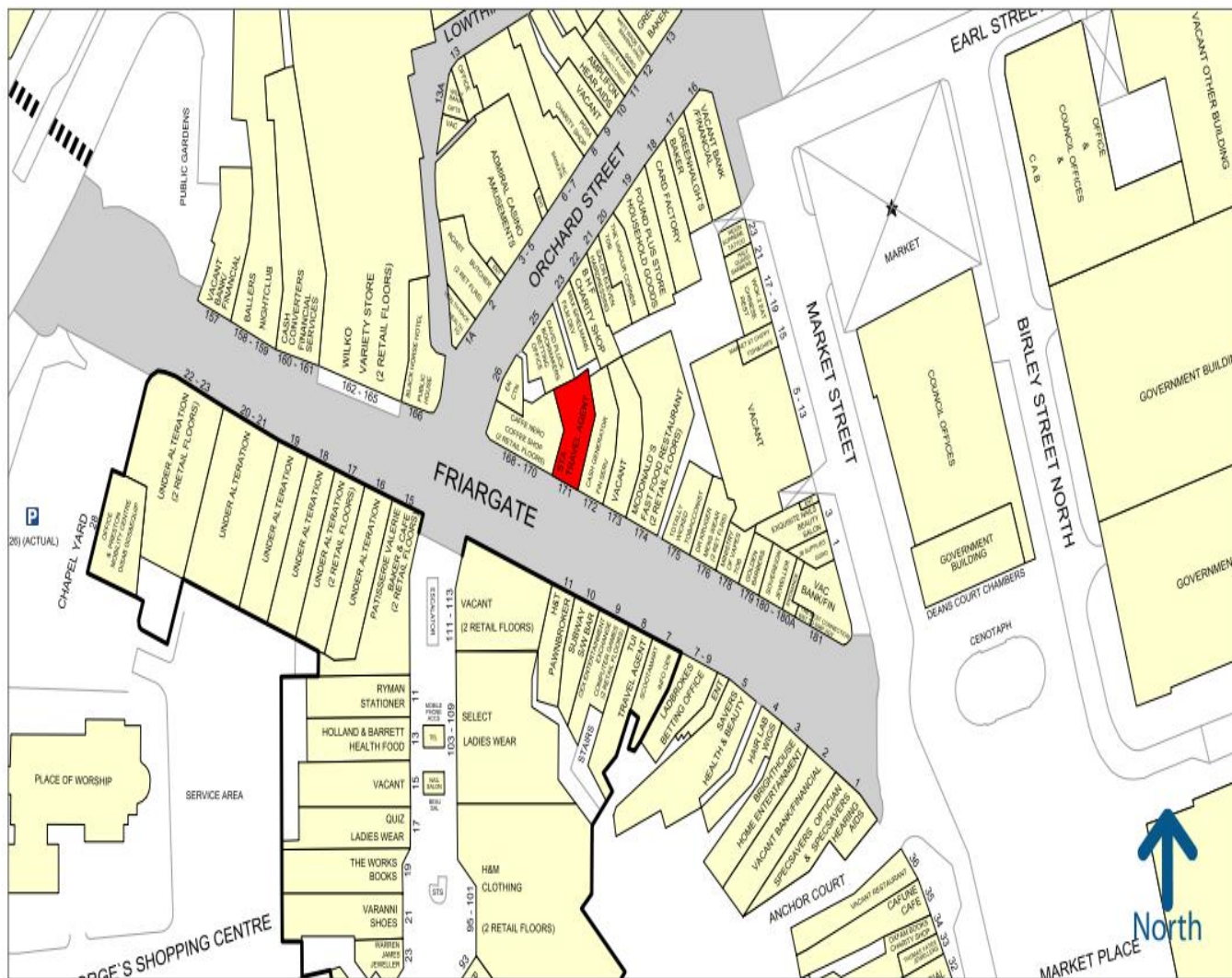
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50 metres



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November 2020. Subject to Contract.

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