

# PRESTON

## RETAIL UNIT TO LET

87 Fishergate, PR1 2NJ



### Location and Description

The premises are situated in a high footfall location on Fishergate. The property is adjacent to **Toni & Guy** and **La Viva**, with other nearby occupiers including: **KFC**, **Greggs**, **Paddy Power** and **Subway**.

The property is situated close to both Fishergate and St George's Shopping Centres.

The premises are arranged over ground, first, and second floors.

### 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 - £35,000 per annum exclusive.**

### Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
<b>Ground floor</b>	<b>827</b>	<b>76</b>
<b>First floor</b>	<b>347</b>	<b>32</b>
<b>Second floor</b>	<b>263</b>	<b>24</b>

### Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:

Rateable Value (2017) £46,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### VAT and Costs

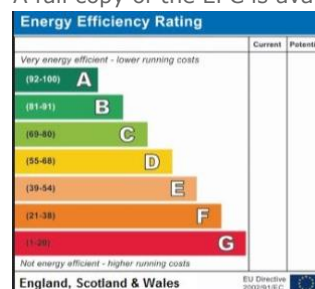
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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.



All Enquiries

**Richard Lyons**  
[rlyons@ltlproperty.com](mailto:rlyons@ltlproperty.com)  
0161 260 0063

**Elliott Gagan**  
[egagan@ltlproperty.com](mailto:egagan@ltlproperty.com)  
0161 260 0075

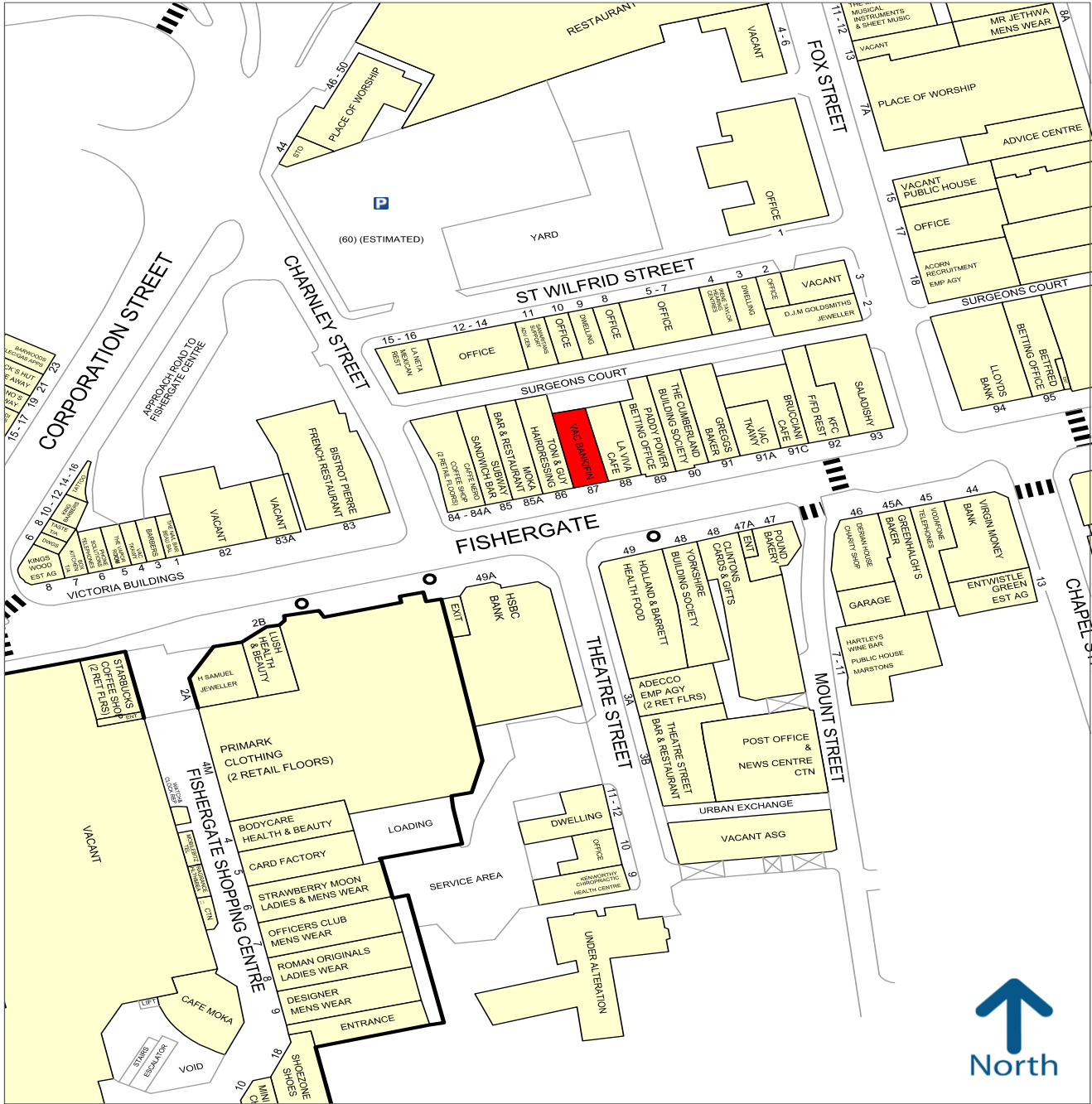
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**LYONS THOMPSON LETTS**  
PROPERTY CONSULTANTS



Preston



50 metres

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July 2022. Subject to Contract.

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