

PRESTON

RETAIL/LEISURE UNIT TO LET

Unit 1, Empire House, 19 Church Street,
PR1 3BQ

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are situated in a busy location fronting Church Street, adjacent to **East Z East**. Other nearby occupiers include **JD Wetherspoon, Mowgli, Slug & Lettuce**, and **Subway**.

The prime shopping area of Fishergate and the St George's Shopping Centre are within a short walking distance.

Lease Details and Rent

The property is available on a new effective full repairing and insuring lease, for a term to be agreed.

Rent – On Application

Virtual Tour

<https://youtu.be/sSZ1f-zmq1I>

Accommodation

The premises are arranged over ground floor only and comprise the following approximate gross internal floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	5,976	555

Business Rates

Rateable Value (2017) - £62,000

Interested parties are advised to confirm the rates liability for the premises with the local charging authority.

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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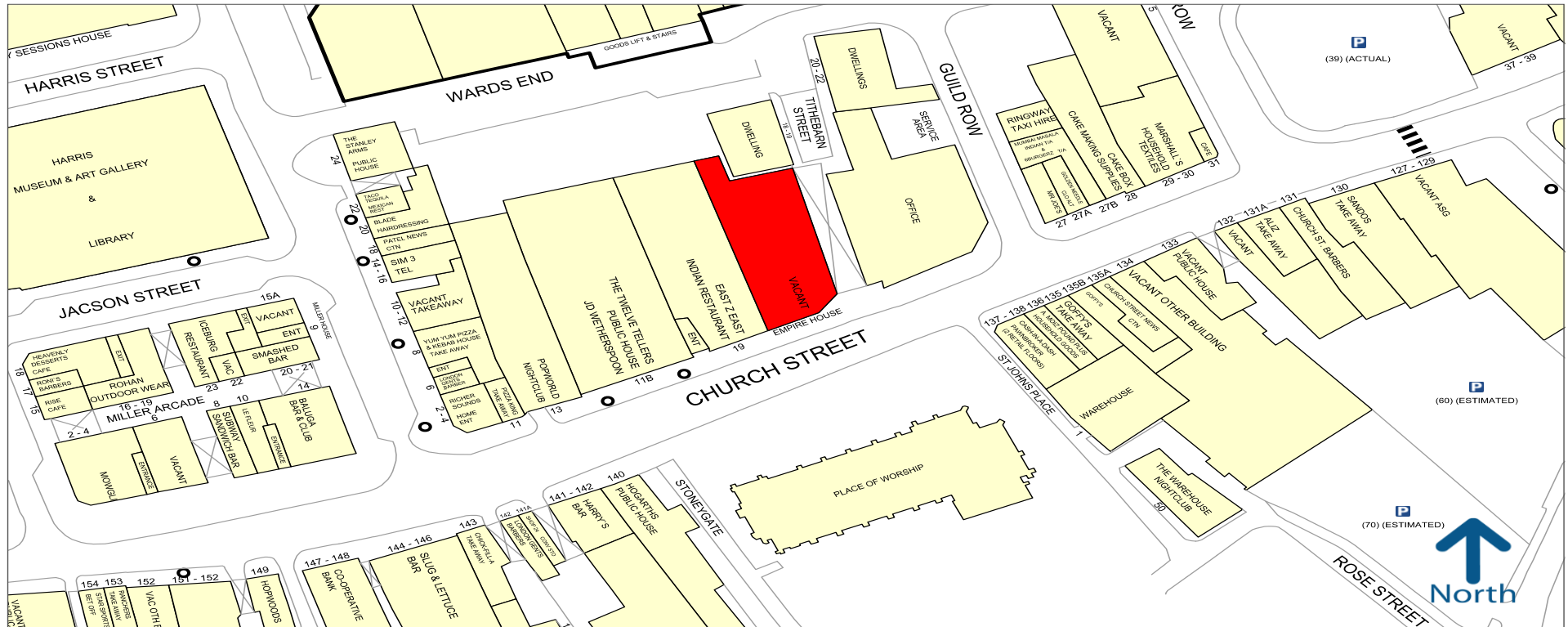
Unit 1, Empire House, 19 Church St. PR1 3BQ

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Preston



50 metres

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August 2022. Subject to Contract.

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