

PRESTON

PRIME CORNER RETAIL UNIT TO LET

Unit 2, 45/46 Fishergate, PR1 8BH

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Location and Description

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**.

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

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 - £45,000 pax

Accommodation

The unit comprises the following approximate floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,460	135.6
First floor	2,014	187

Business Rates

The premises are assessed for rates as follows:

Rateable Value (2023) - **£37,500**

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.

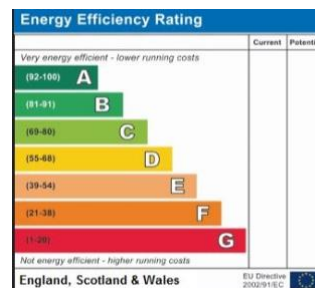
Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract & Vacant Possession

Staff are unaware the premises are available to let.

EPC

A full copy of the EPC is available upon request



All Enquiries

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This is a detailed street map of a residential and commercial area in London. The map shows a grid of streets including Fox Street, St Wilfrid Street, Surgeon's Court, Theatre Street, Mount Street, Chapel Street, Fishergate, and Wincley Street. Numerous buildings are labeled with names such as 'Theatre Street', 'Mount Street', 'Chapel Street', 'Fishergate', 'St Wilfrid Street', 'Surgeon's Court', 'Fox Street', 'Wincley Street'. A specific building on Mount Street is highlighted in red. A north arrow is located in the bottom right corner.

Plotted Scale - 1:1,000

41 South King Street, Manchester, M2 6DE

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