PRESTON

PRIME CORNER RETAIL UNIT TO LET

Unit 2, 45/46 Fishergate, PR1 8BH





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.

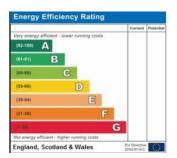
Each party to be responsible for their own legal costs incurred in any transaction.

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

Richard Lyons rlyons@ltlproperty.com 0161 260 0063

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45/46 FISHERGATE



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Plotted Scale - 1:1.000

June 2025. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.