

14,400 SQFT / 1,337 SQM

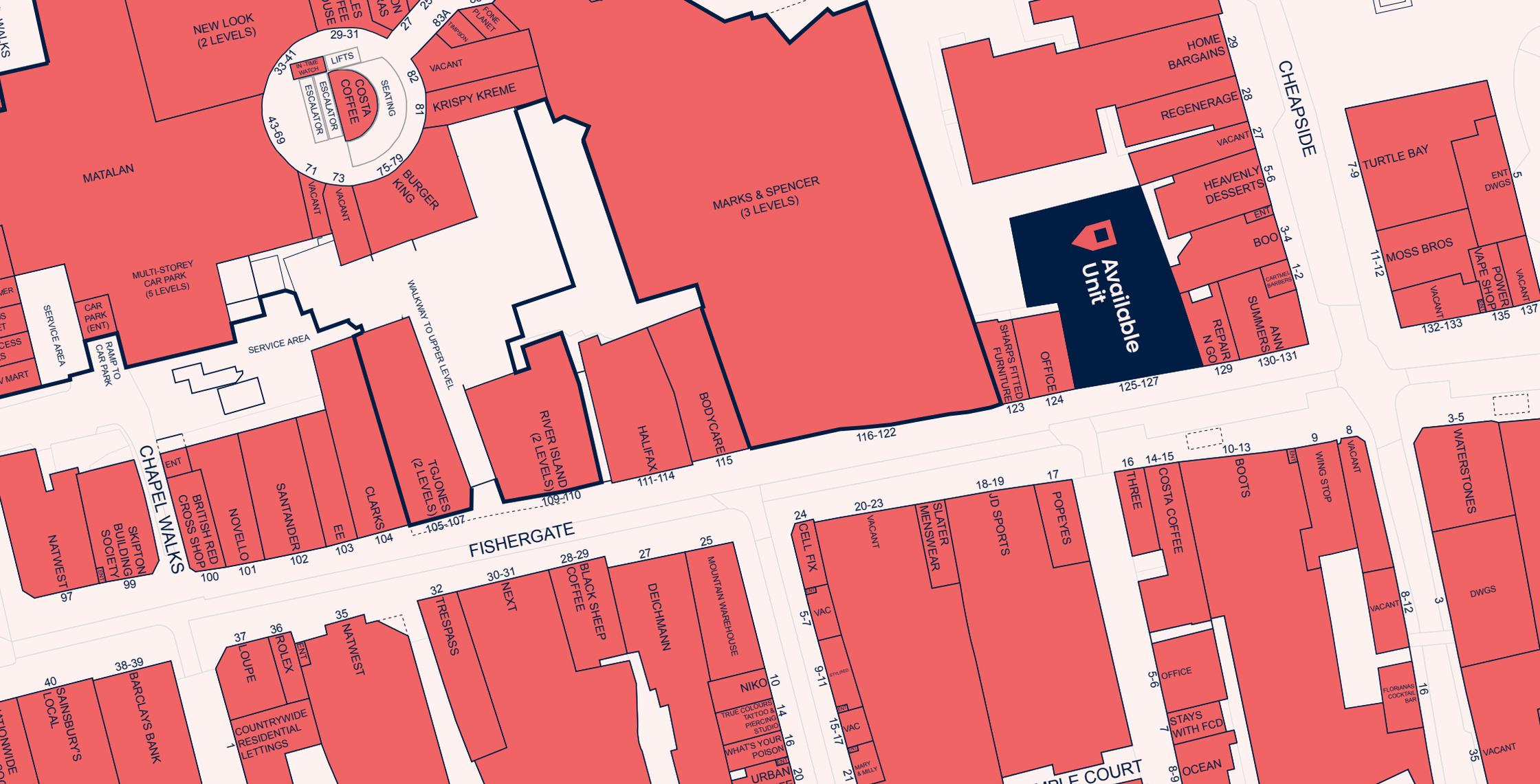
Preston Prime Shop To Let

MAY SELL



POTENTIAL FOR SUBDIVISION

125-127 FISHERGATE PR1 2AH



LOCATION

Preston has a resident population of approximately 141,00 with a travel to work population of over 420,000

served by excellent road and mainline rail connections. It is Lancashire's administrative centre and home

to the University of Central Lancashire, with some 30,000 students.

This triple fronted property is in a 100% prime position on Fishergate, close to other occupiers including Marks &

Spencer, Boots, JD Sports, Deichmann, Next, Popeyes and Wing Stop.

FLOOR AREAS

The premises offer high quality sales space over ground and first floors, with additional ancillary accommodation at second floor. As currently configured the property provides the following approximate floor areas:

- Ground floor sales: **6,328 SQFT (587 SQM)**
- First floor sales: **6,565 SQFT (610 SQM)**
- Second floor: **1,506 SQFT (140 SQM)**

Alternatively the building has the potential be reconfigured to provide a number of different size options, subject to planning.

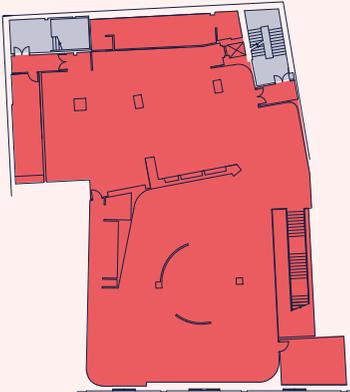
KEY:

- POTENTIAL UNIT 1
- POTENTIAL UNIT 2

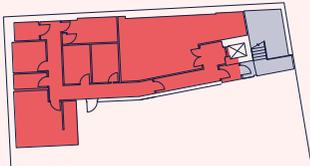
GROUND FLOOR



FIRST FLOOR

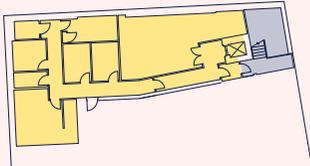
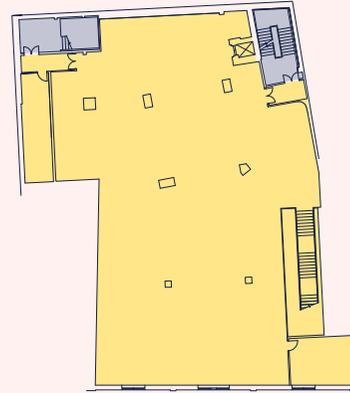
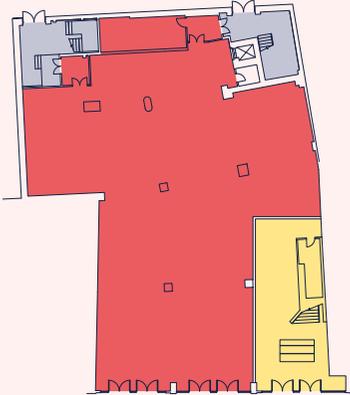


SECOND FLOOR



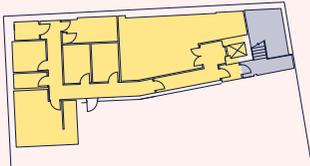
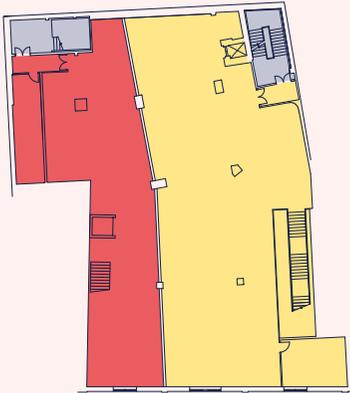
EXISTING

GF	6,328 SQFT	587 SQM
FF	6,565 SQFT	610 SQM
SF	1,506 SQFT	140 SQM



POTENTIAL SUBDIVISION 1

UNIT 1	GF	5,414 SQFT	502 SQM
UNIT 2	GF	914 SQFT	85 SQM
	FF	6,565 SQFT	610 SQM
	SF	1,506 SQFT	140 SQM



POTENTIAL SUBDIVISION 2

UNIT 1	GF	2,323 SQFT	215 SQM
	FF	2,348 SQFT	218 SQM
UNIT 2	GF	3,988 SQFT	370 SQM
	FF	4,136 SQFT	384 SQM
	SF	1,506 SQFT	140 SQM

TERMS:

The property is offered by way of a new FRI lease for a term of years to be agreed.

RENT:

On application.

RATEABLE VALUE:

£155,000
(April 2026)

EPC RATING:

The property has a EPC rating of D (80).

FREEHOLD SALE:

Alternatively the owners may consider a sale of the freehold interest. Further information is available upon request.

**FOR FURTHER INFORMATION
PLEASE CONTACT THE AGENTS:**

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS

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