

PRESTON

91A Fishergate, PR1 2NJ

RETAIL UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located in a prime position on Fishergate. The property is adjacent to **Greggs** and **Brucciani's Café**, with other nearby occupiers including **Chopstix**, **KFC**, **Coffee Boy** and **Yorkshire Building Society**.

The property is situated close to both Fishergate Shopping Centre, where Primark and Debenhams anchor, and St George's Shopping Centre. There are a number of shopper car parks in close proximity.

Lease Details

Subject to obtaining vacant possession the property is available on a new full repairing and insuring lease, with a 5th year rent review for a term to be agreed.

Rent – £27,500 per annum

Accommodation

The premises are arranged over Ground, First, Second and Third floors providing the following approximate floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	430	40
First floor	549	51
Second floor	473	44
Third floor	105	10

Business Rates

The premises are assessed for rates as follows:

Rateable Value (2026)- **£23,000**

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

VAT and Costs

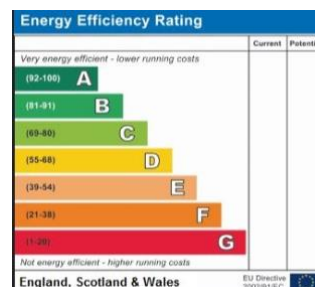
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract & Obtaining Vacant Possession

EPC

A full copy of the EPC is available upon request



All Enquiries

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0161 260 0063

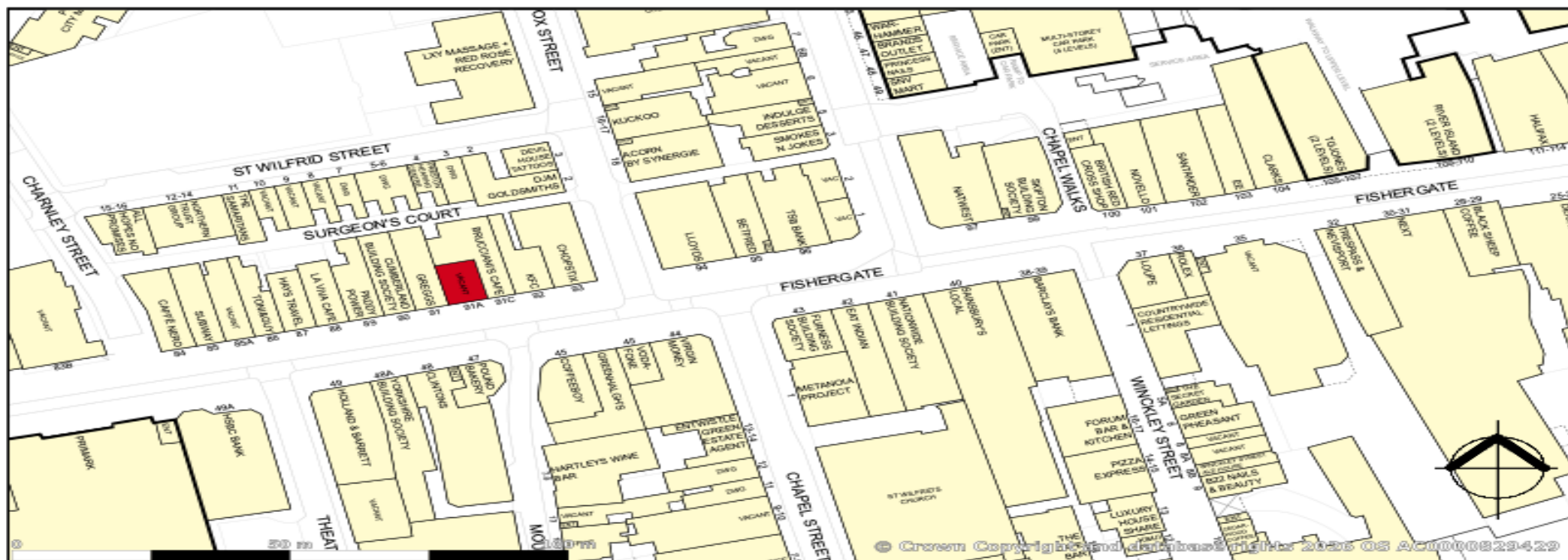
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Plotted Scale - 1:1,000

June 2026. Subject to Contract.

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