

91A Fishergate

Preston, PR1 2NJ



TO LET

1,557 SQ FT
(144.65 SQ M)

£27,500 PER ANNUM

Retail Unit to Let

0161 260 0075
ltlproperty.com

91A Fishergate, Preston, PR1 2NJ

Summary

Available Size	1,557 sq ft
Rent	£27,500 per annum
Rateable Value	£23,000
EPC Rating	Upon enquiry

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.

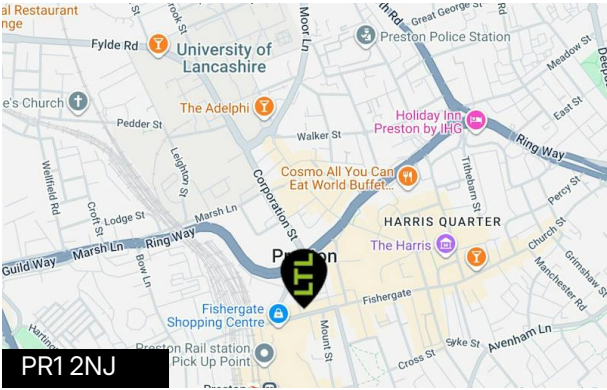
Location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	430	39.95
1st	549	51
2nd	473	43.94
3rd	105	9.75
Total	1,557	144.64



Viewing & Further Information

Richard Lyons
0161 260 0075
rlyons@ltlproperty.com



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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

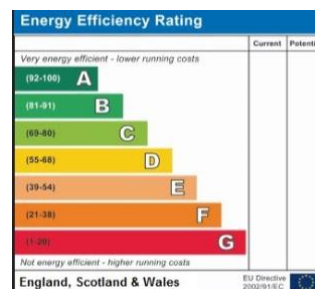
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Richard Lyons
rlyons@ltlproperty.com
0161 260 0063

PRESTON

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91a Fishergate



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Plotted Scale - 1:1,000

June 2026. Subject to Contract.

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41 South King Street, Manchester, M2 6DE

T 0161 260 0075 | 0151 363 6130

E info@ltlproperty.com

W ltlproperty.com