

# FOR LEASE PRIME HIGH STREET PREMISES – ALREADY BOASTING ROLEX, NEXT, M&S, CLARKS, RIVER ISLAND, JD SPORTS, VARIOUS BANKS

35 FISHERGATE  
PRESTON  
LANCASHIRE  
PR1 2AD

- LANDMARK PROPERTY IN THE HEART OF PRESTON CITY CENTRE & FORMERLY NATWEST BANK
- GROUND FLOOR & BASEMENT FLOOR
- STRIPPED OUT AND READY FOR A TENANT FIT OUT
- GATED CAR PARK FOR APPROX. 22 VEHICLES – TO BE SHARED WITH THE WHOLE BUILDING
- WOULD SUIT VARIOUS USES S.T.P.P. - ALL INTEREST INVITED
- WHOLE OF GROUND FLOOR (PLUS BASEMENT) OR CAN BE SPLIT – LEFT HAND SIDE (UNIT A) AND RIGHT HAND SIDE (UNIT B)

**EXPRESSIONS OF INTEREST INVITED: WHOLE GROUND FLOOR OR UNIT A & UNIT B – EXCLUSIVE**



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# FISHERGATE, PRESTON

## LOCATION

This landmark property occupies a prime position on Fishergate in the heart of Preston City Centre. The pedestrianised "high street" is home to a wealth of local retailers and amenities, and boasts two shopping centres, Fishergate Shopping Centre and St. Georges Shopping Centre. The location also offers excellent transport links, with both Preston bus station and train station in close proximity, and ease of access to the M6 and surrounding motorway network.

## PRIME POSITION

**Rolex** and **Trespass** are either side of the subject unit. Other operators include **NEXT, Marks & Spencer, JD Sport, Clarks, EE, Sainsburys, WH Smith, Betfred** and banks to include **Barclays, Santander, Halifax**. **St. Georges Shopping Centre** is opposite the unit and **Fishergate Shopping Centre** is same side and further down. The position generates high volumes of passing pedestrian and vehicle trade.

**Winckley Square, Preston's main Bus Station** and the city's **Train Station** and all within walking distance.

## DESCRIPTION

The ground floor comprises mainly open plan space and has been stripped out, ready for a tenant fit out. The ground floor can be split, Left hand side (UNIT A) and Right hand side (UNIT B).

Part of a former purpose-built bank premises which boasts over 31,000 sq ft of accommodation on 5 floors. The property also benefits from a **private and gated car park** which is accessed off Fishergate, providing parking for approximately 22 vehicles. The ground floor (and basement) would suit various uses (subject to planning). All interest is invited.

## CHANGE OF USE ENQUIRIES

All potential use enquires are invited.

## ACCOMMODATION

Floor	Size (sq ft)
Ground	6,880 total area
Basement	5,885 total area
<b>TOTAL</b>	<b>12,765 SQ FT total area</b>

Approximate measurements.

## PLANS

Available overleaf. Please note that the plans are for guidance purposes only and should not be relied upon solely.

## BUSINESS RATES

Subject to the space required / occupied. For further information please contact Preston City Council Rates Department.

## LEASE DETAILS/ LEGAL FEES

Available by way of a new FRI lease with terms to be negotiated. The ingoing tenant is responsible for the landlord's legal fees incurred. Quote to be provided.

## EPC

Rating: E. Expiry: 7<sup>th</sup> March 2033. Cert no: 4220-4548-6101-4056-8196 – this is for the whole building and therefore may change if re-assessed and re-inspected.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

Disclaimer: Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01772 280500 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer / Planning Disclaimer

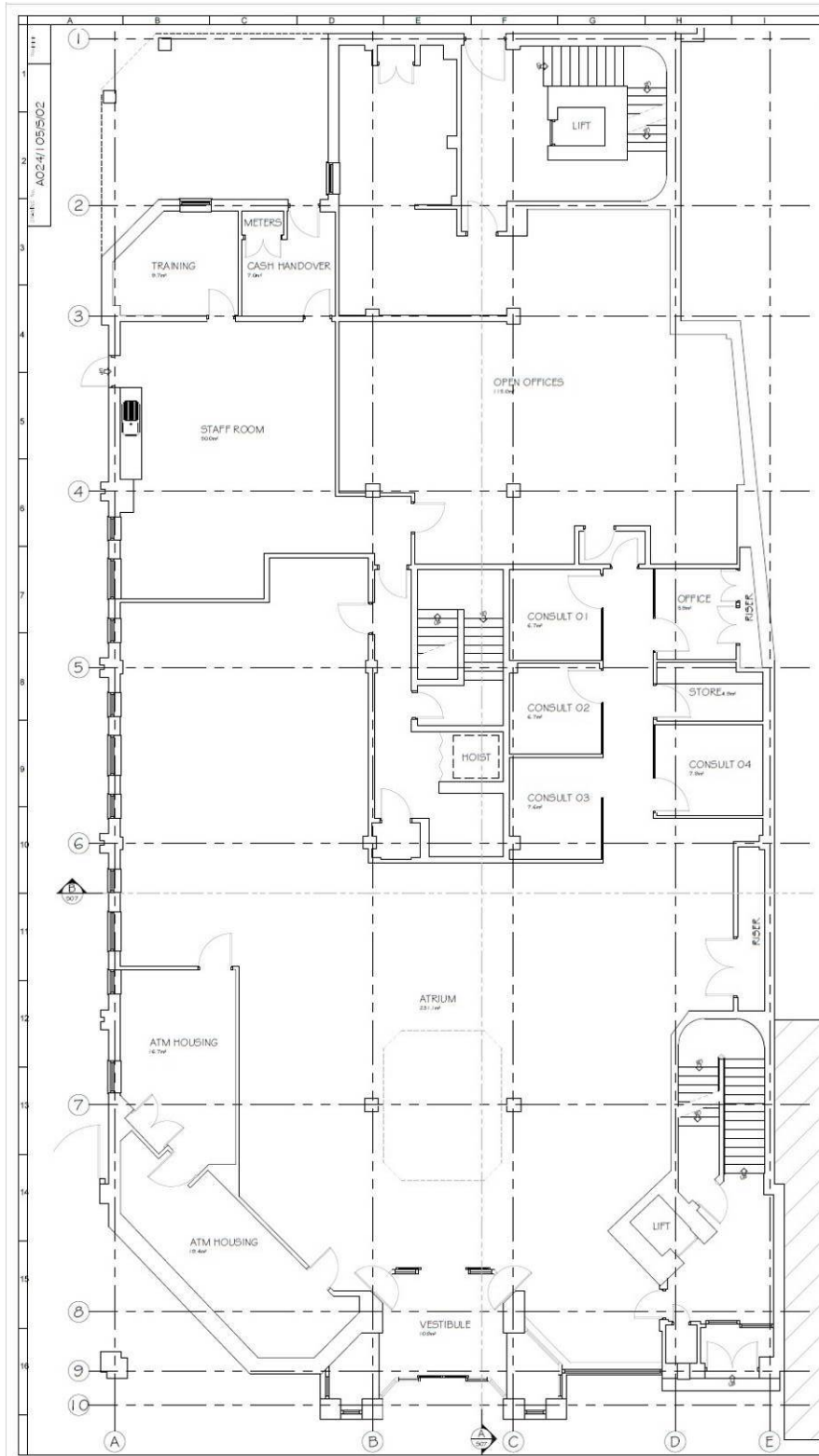
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any Responsibility whatsoever on the part of Duxburys Commercial. It is for the Purchaser or as the case may be the lessee to satisfy themselves by Inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise Rely upon these particulars as statements or representations of facts. It is The responsibility of the tenant(s) / buyer(s) to make all relevant planning Enquiries into planning permission. All planning enquiries to be made Directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





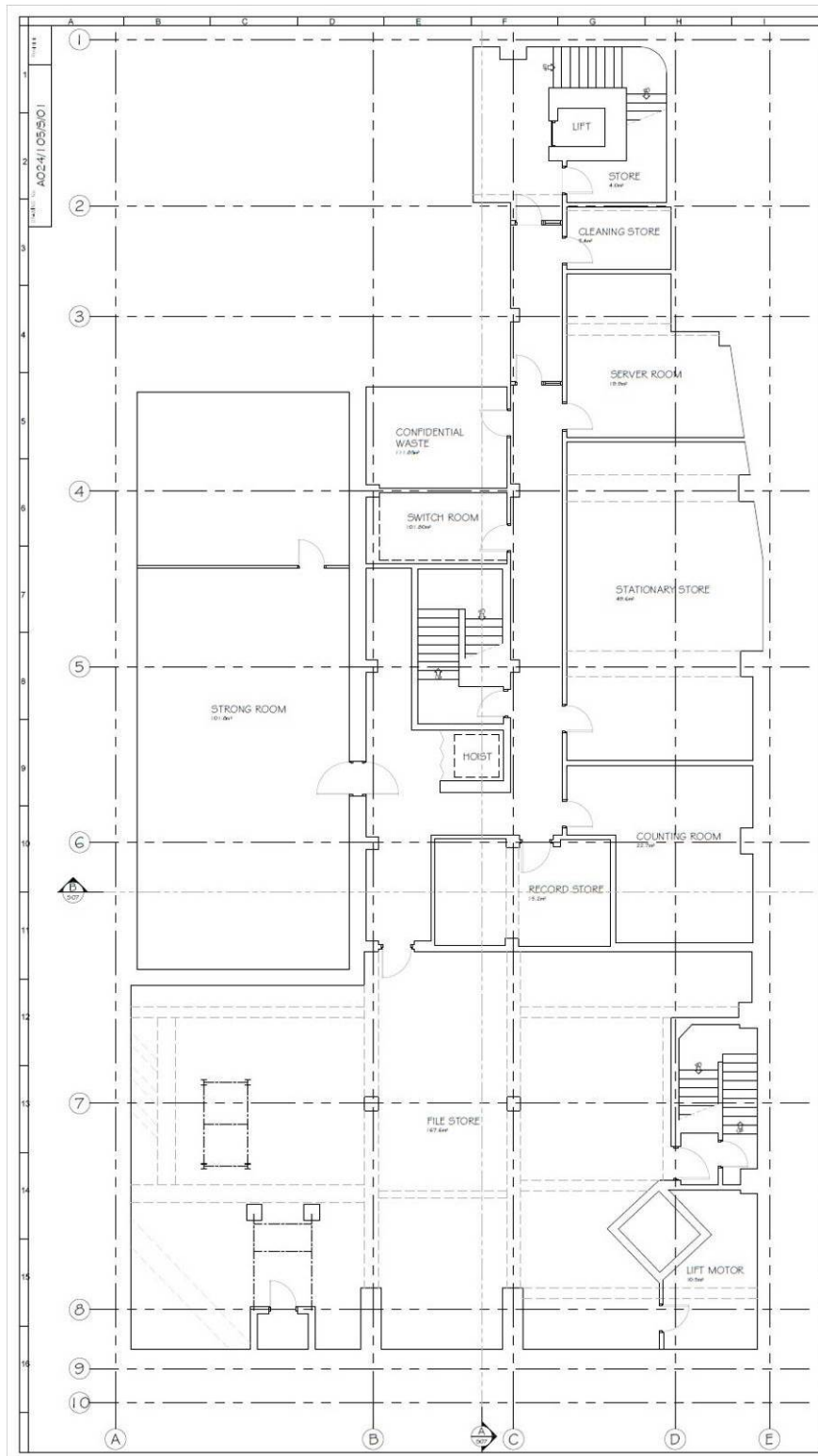
**GROUND FLOOR – for guidance only and identifies some communal areas.**

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**BASEMENT – for guidance only and identifies some communal areas.**

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Aerial View: – for guidance only.

Additional Photos – can be seen overleaf

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