

PRESTON

24 FISHERGATE

PRIME SHOP UNIT TO LET/FOR SALE

LOCATION

The property occupies a prime, corner trading location being adjacent to **Bhs**. Nearby multiple retailers include **Marks & Spencer, Halifax, River Island, WH Smith, Clarks, EE, Next, Fat Face, HMV** and **Mountain Warehouse**.

ACCOMMODATION

The premises are arranged on basement, ground, first and second floors with the following approximate areas and dimensions:-

Frontage (Fishergate)	15'0"	4.57m
Return frontage	38'0"	11.58m
Ground floor sales	470 sq ft	43.66 sq m
First floor sales	437 sq ft	40.55 sq m
Second floor ancillary	330 sq ft	30.36 sq m
Basement ancillary	400 sq ft	37.16 sq m

LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£45,000** (forty five thousand pounds) p.a.x.

OR:

FREEHOLD

The property is to be offered freehold with full vacant possession upon completion, and offers in the region of **£495,000** (four hundred and ninety five thousand pounds) subject to contract and exclusive of VAT are sought.

ASSESSMENTS

The Local Authority website indicates that the premises have been assessed for rating purposes as follows:-

Rateable Value	£39,250
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£18,800

For verification purposes prospective tenants are advised to make their own enquiries with Preston City Council (☎01772 906900).



PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

EPC

An Energy Performance Certificate is attached to the rear of these particulars.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey

☎ 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

OR our joint agent:-

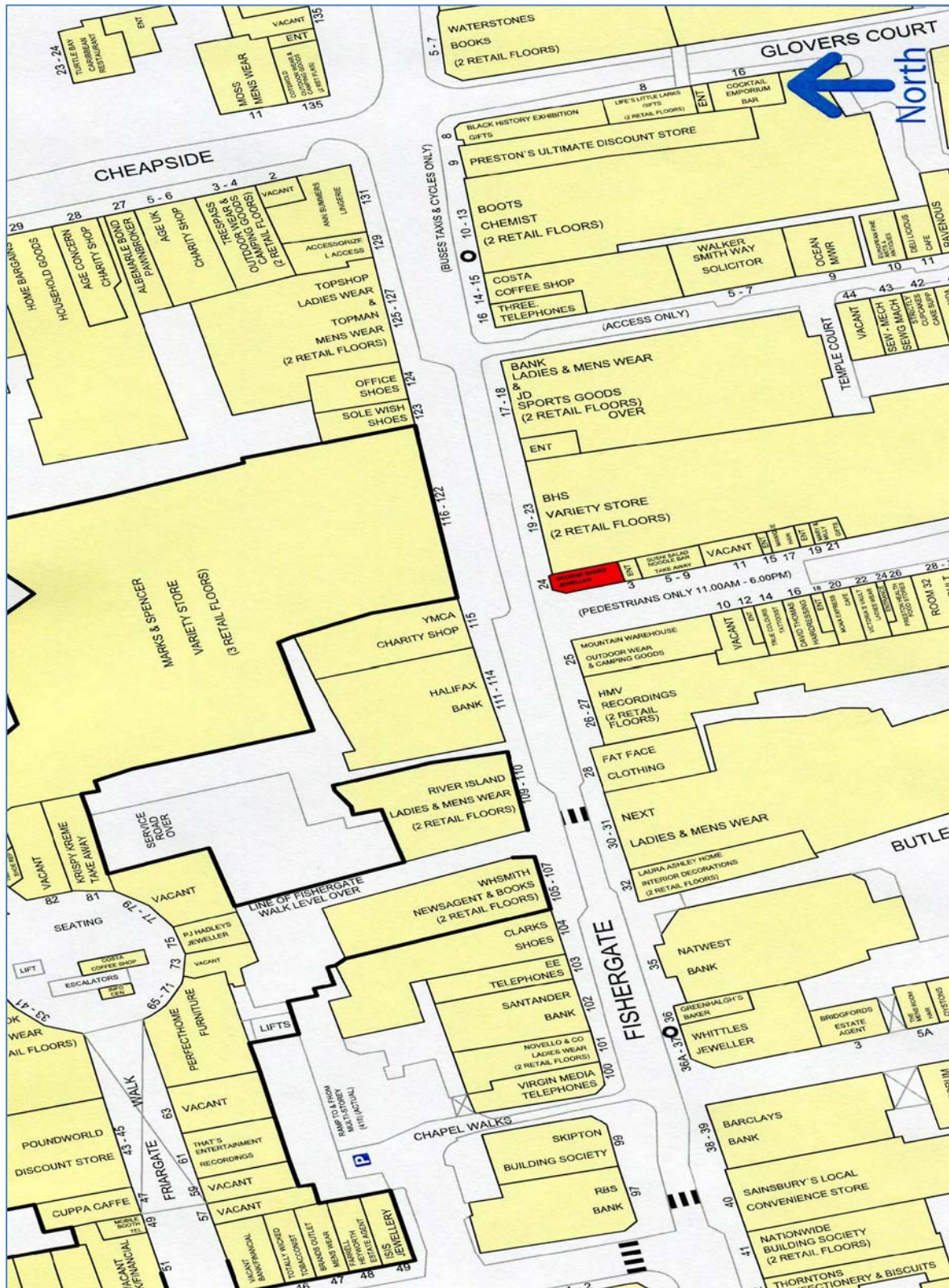
Charles Bell of Morgan Martin
☎ 01772 556666
E-mail: charles@morganmartin.co.uk

SUBJECT TO CONTRACT

HWO/eaw/rev160317

Tel: 01244 403444

Refuge House
33/37 Watergate Row
Chester
CH1 2LE
Fax: 01244 401345
Email: info@ocklestonbailey.co.uk



goad plans.co.uk
 For more information on our products and services:
www.goadplans.co.uk
 0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2007 Experian Ltd All Rights Reserved
 This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2007. Licence number PU 100017316.

 For full terms & copyright conditions visit www.goadplans.co.uk

Misrepresentation Act 1967 Ockleston Bailey Ltd (and their joint agents where applicable) 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 an offer or contract; (ii) Ockleston Bailey Ltd cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Ockleston Bailey Ltd (and their joint agents where applicable) has any authority to make any representations or warranty or enter into contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition, (v) Ockleston Bailey Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ockleston bailey
 retail leisure investment
 01244 403444
www.ocklestonbailey.co.uk

Energy Performance Certificate

Non-Domestic Building

 HM Government

George Banks
24 Fishergate
PRESTON
PR1 3NN

Certificate Reference Number:
0910-7930-0305-7300-9070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

134

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	184
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	94.9

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

91 If typical of the existing stock