

MODERN SECOND FLOOR OFFICE TO LET



99 FISHERGATE, PRESTON, PR1 2AE

- 1,181 sq.ft (110 sq.m)
- Prominent location on the pedestrianised section of Fishergate
- Highly specified second floor office suite
- Self-contained with separate entrance on the ground floor
- A five-minute walk from Preston train station

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Located in Central Lancashire, Preston has a population of circa 147,600 persons and is situated approximately 27 miles northwest of Manchester and 17 miles northeast of Liverpool.

The M6 motorway provides north-south connections to Birmingham, Manchester, and Glasgow, with the A59 connecting Preston with Liverpool and York.

Preston railway station is a main hub on the West Coast Main Line, offering direct services to London, Glasgow, Edinburgh, Birmingham and Manchester. The fastest journey from Preston to Manchester Piccadilly takes only 31 minutes.

SITUATION

The property occupies a highly prominent position on the pedestrianised section of Fishergate in Preston city centre, close to St George's Shopping Centre. Nearby occupiers include Lloyds Bank, Sainsbury's Local, TSB, Natwest, Barclays, Paddy Power and Belfred.

The St. George's car park is located directly behind the subject property and there are also a number of other car parks within a five-minute walk.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Second Floor	110 sq.m	1,181 sq.ft
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TERMS

The second-floor office suite is available by way of a new sub-lease until the 21st September 2029 at a rent of **£9,500 per annum exclusive**.

RATES

The property will be subject to a rates reassessment.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and as falling within Band D (96). A copy of the EPC is available on request. certified

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Via the joints agents:-

Brackenridge Hanson Tate

or

Robert Pinkus & Co

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Subject to Contract
Oct 24