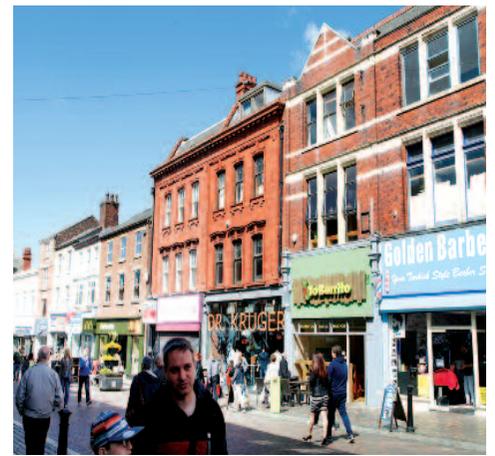


178 Friargate, Preston, Lancashire PR1 2EJ

Freehold Retail Investment

Lot 52

£20,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	31.00 sq m (334 sq ft)	INDIVIDUAL	10 years from	£20,000	01/03/2021
Basement	Ancillary	19.20 sq m (207 sq ft)	t/a Yo Burrito	01/03/2016 on a full		(28/02/2026)
First	Ancillary	31.40 sq m (338 sq ft)		repairing and insuring		
Second	Ancillary	16.90 sq m (182 sq ft)		lease (1)		
Total		98.50 sq m (1,060 sq ft)			£20,000	

(1) The lease provides for a tenant option to determine the lease on 01/03/2021.

Key Details

- Pedestrianised City Centre location
- Close to St George's Shopping Centre
- Nearby occupiers include McDonald's, Caffè Nero and Specsavers

Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, M6, M65
Rail: Preston Railway Station
Air: Blackpool International Airport
Liverpool John Lennon Airport
Manchester International Airport

Situation

The property is situated on the north side of pedestrianised Friargate, close to its junction with Market Street in Preston City Centre. The St George's Shopping Centre is situated 50 metres to the west, whose occupiers include Marks & Spencer, H&M, River Island and New Look. Other nearby occupiers include McDonald's, Caffè Nero and Specsavers.

Description

The property comprises retail accommodation on the ground and first floors with ancillary accommodation in the basement and on the second floor.

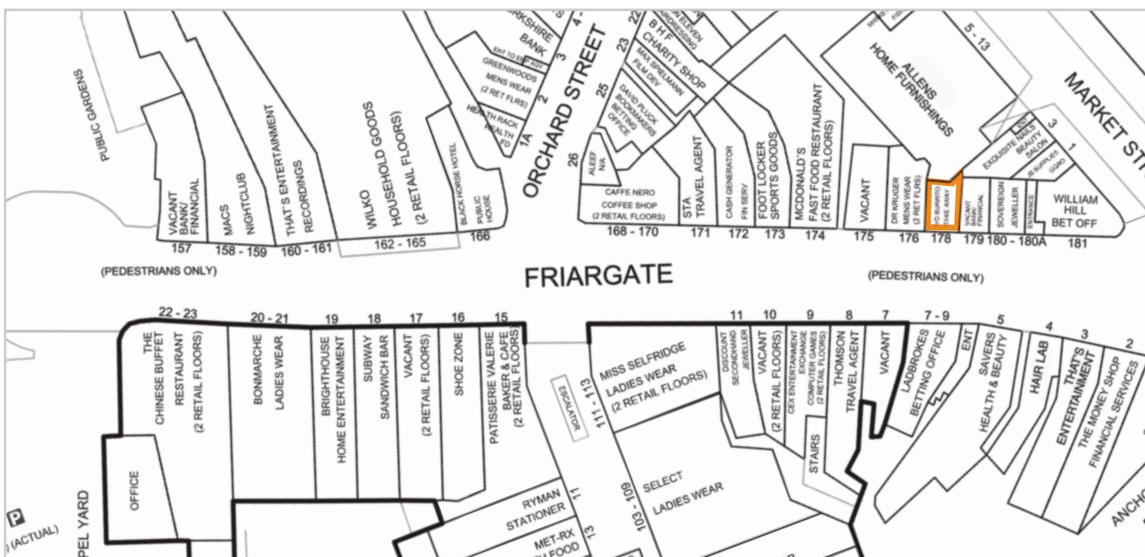
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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