

PRESTON

162-165 Friargate PR1 2EJ

Reavailable due to abortive negotiations



Large Store Opportunity - Freehold



EXECUTIVE SUMMARY

- Located in strong retailing pitch of Friargate.
- Future opportunity to convert the upper parts, subject to planning.
- Property will benefit from its proximity to the city's mixed use regeneration scheme, Animate.
- Freehold or leasehold opportunity.

LOCATION

The property occupies a strong trading location on the pedestrianised section of Friargate, opposite St George's Shopping Centre.

Nearby tenants include **Iceland**, **Greggs** and **Caffe Nero**.

Preston is a university city (38,000 student), and is the 3rd largest in the north west of England, behind Manchester and Liverpool.

Animate, a new mixed leisure scheme (Zizzi, Cosmo, Las Iguanas, Hollywood Bowl, Arc Cinema, Loungers) is targeted for completion Q4 2024.

FREEHOLD

Offers in excess of £1,200,000.

RATEABLE VALUE

£179,000 (2026)

AREAS

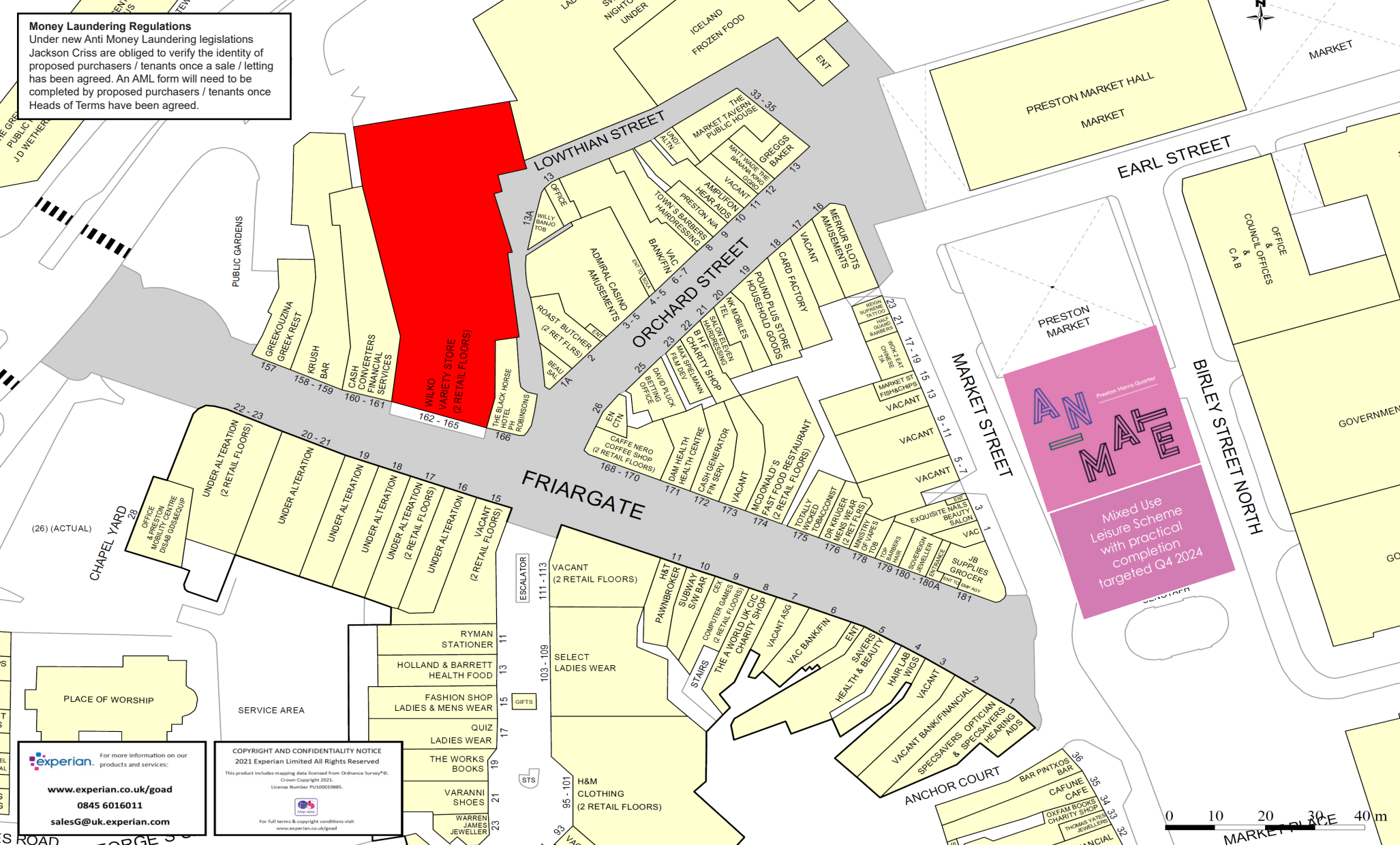
Basement	814 sq ft	76 sq m
Ground Fl Sales:	16,328 sq ft	1,517 sq m
1st Floor Sales:	16,229 sq ft	1,508 sq m
2nd Fl Staff / Anc:	16,614 sq ft	1,402 sq m
3rd Floor Ancillary	1,033 sq ft	96 sq m
Total	50,568 sq ft	4,698 sq m

EPC

EPC rating = C (expired) - copy available upon request.

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



For more information on our products and services:

www.experian.co.uk/goad
0845 6016011
salesG@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2021 Experian Limited All Rights Reserved

This product includes mapping data licensed from Ordnance Survey™. Crown Copyright 2021. License Number P120003885.

For full terms & copyright conditions visit www.experian.co.uk/goad

IMPORTANT NOTICE: Jackson Criss and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JACKSON
 CRISS**



Transport

New active travel infrastructure, including major public realm works and a new bridge link over the River Ribble.

Cultural

A cross city project focusing on the regeneration and improvement of four major city parks - Waverley Park, Moor Park and Ashton Park and Grange Park.

VIEWING

For further information, or an appointment to view, please contact:

Andrew Criss

andrewc@jacksoncriss.co.uk

020 7637 7100

07831 213 396

Jacob Matthews

jacobm@jacksoncriss.co.uk

020 7637 7100

07817 722 323

**JACKSON
CRISS**