



NEW LEASE OPPORTUNITY

TERMS

A new FRI lease is available for a term to be agreed.

RATEABLE VALUE

Rateable Value: £47,250 (2023)

RENT

£65,000 per annum exclusive

EPC

Available upon request

FLOOR AREAS SQ FT / SQ M

Ground floor: 3,218 sq ft / 299 sq m

Basement: 1,290 sq ft / 119.9 sq m

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

Total: 4,508 sq ft / 428.8 sq m

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents 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.



17 Fishergate, Preston PR1 3NN

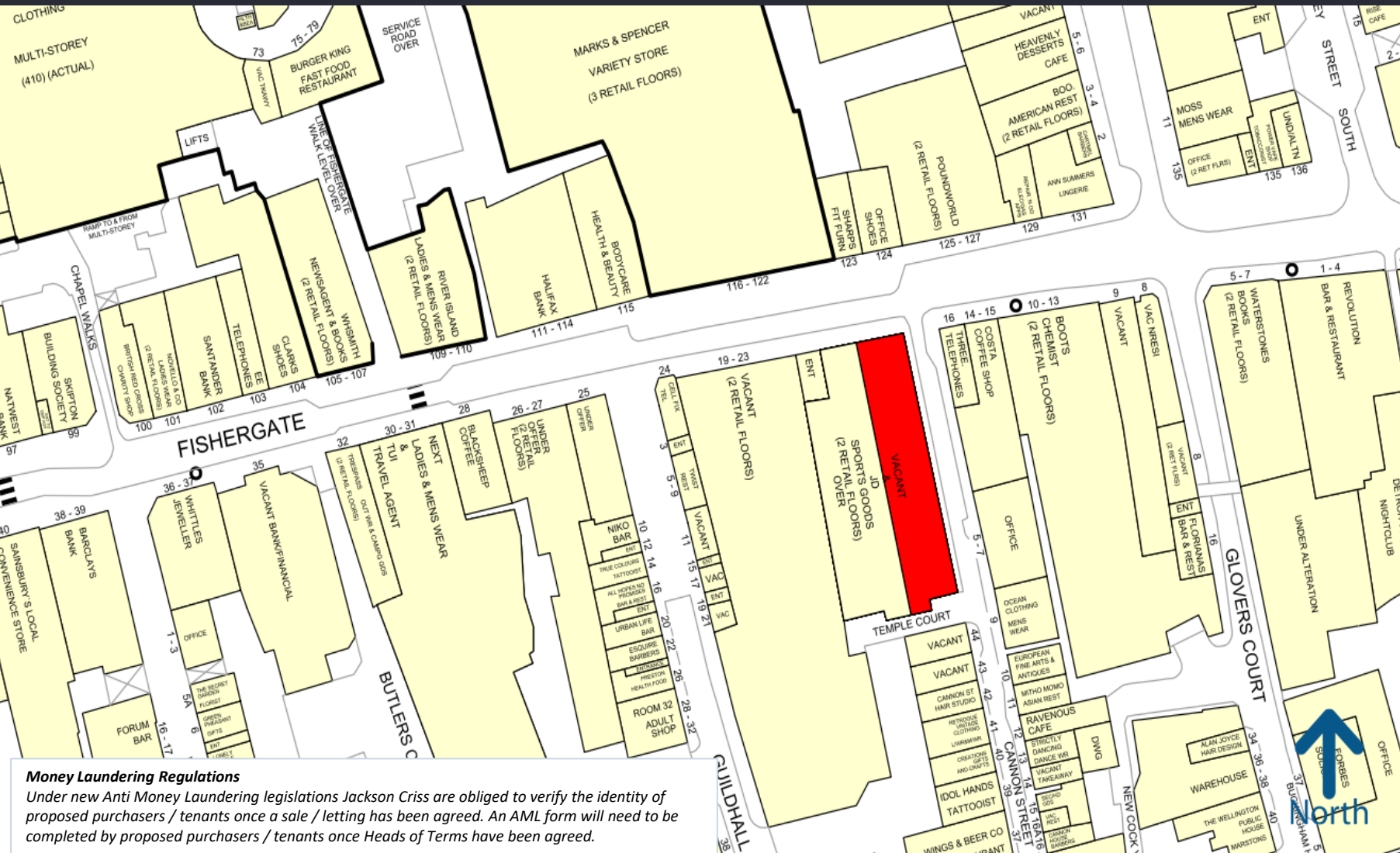
- Prime high street opportunity opposite St Georges Shopping Centre
- Class E
- In close proximity to national occupiers such as Marks and Spencer, JD Sports and Boots
- New lease available

JACKSON CRISS

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M&S



JACKSON CRISS

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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.

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