



To
Let

The Exchange

Pole Street, Preston PR1 1DY

Ground floor commercial/retail premises

PARKINSON
REAL ESTATE ● ● ● ●

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Key Highlights

- **Prominent units in the heart of Preston City Centre**
- **Preston train station approximately 0.7 miles and bus station a short walk from premises**
- **The busy Fishergate Shopping Centre is 0.5 miles from the units**
- **Considered suitable for retail uses along with other commercial uses such as food & beverage, service provision etc.**



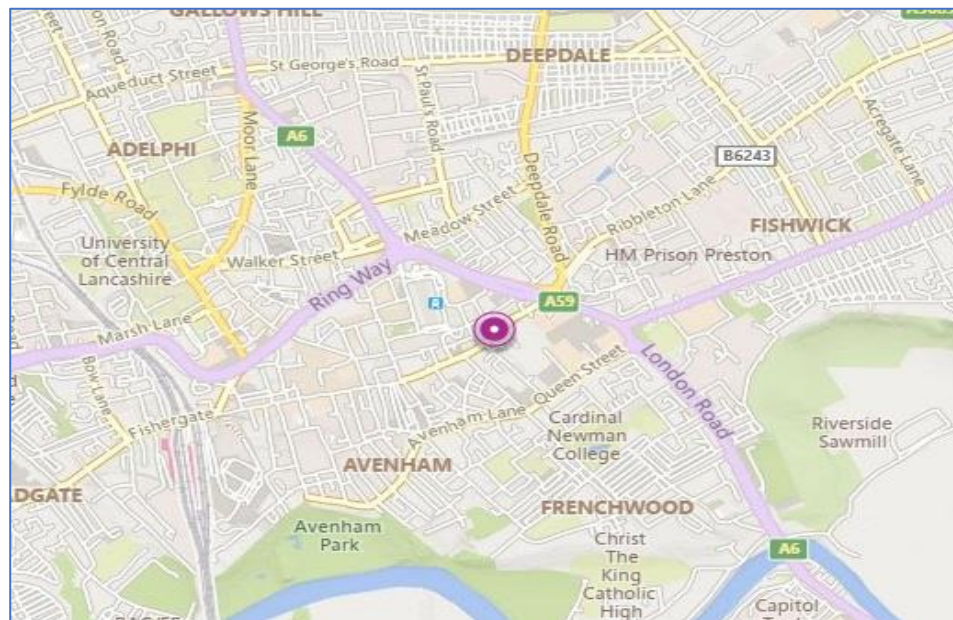
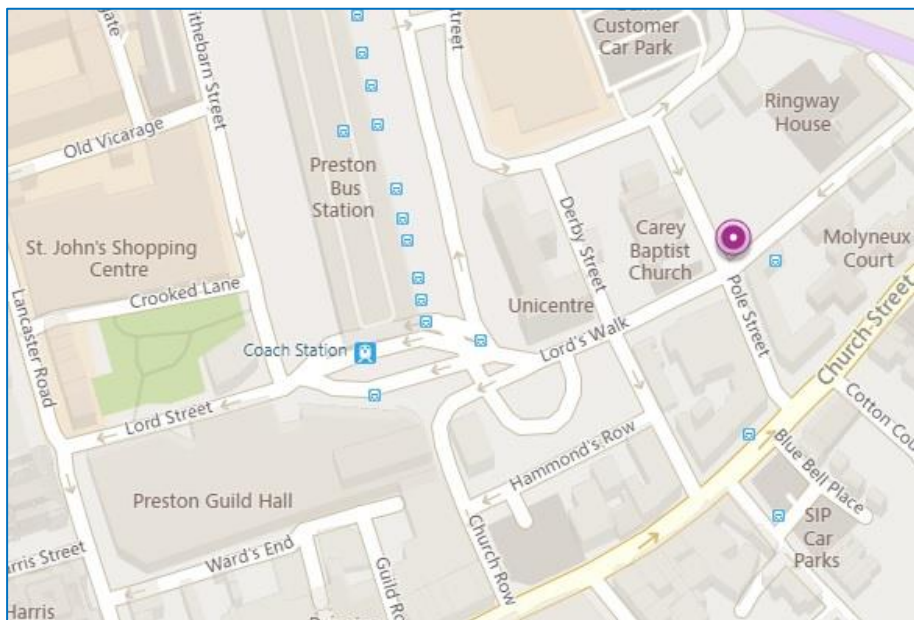
Location

The Exchange is situated close to Church Street which in turn becomes Fishergate, the main retailing pitch in the heart of Preston City Centre with national and local occupiers.



Description

The Exchange offers a variety of commercial space, meeting the needs of any bespoke business looking to start up or a growing business looking to move into a high-spec, ready-to-go unit. Over 200 residential units, with a mixture of one, two and three bedroom, high-specification apartments spread over three separate blocks; your customers are right on your doorstep. They use a host of on-site amenities, including a gym, concierge and secure bicycle storage.





Services

We understand main services are connected to the property. Tenants are responsible for payment of utilities direct to the providers. Please note that the information above is provided in good faith and interested parties should verify the information provided is correct.



Terms

The units are available to let by way of a new lease on terms to be negotiated. A deposit may be requested.



Rentals

| | PRICE PER ANNUM |
|--------|-----------------|
| Unit 1 | £17,000 |
| Unit 2 | £22,000 |
| Unit 3 | £13,500 |
| Unit 4 | £29,000 |



Accommodation

The premises have been measured to provide the following approximate floor areas.

| | SQM | SQFT |
|--------|--------|-------|
| Unit 1 | 70.98 | 765 |
| Unit 2 | 90.95 | 979 |
| Unit 3 | 55.93 | 602 |
| Unit 4 | 120.96 | 1,302 |



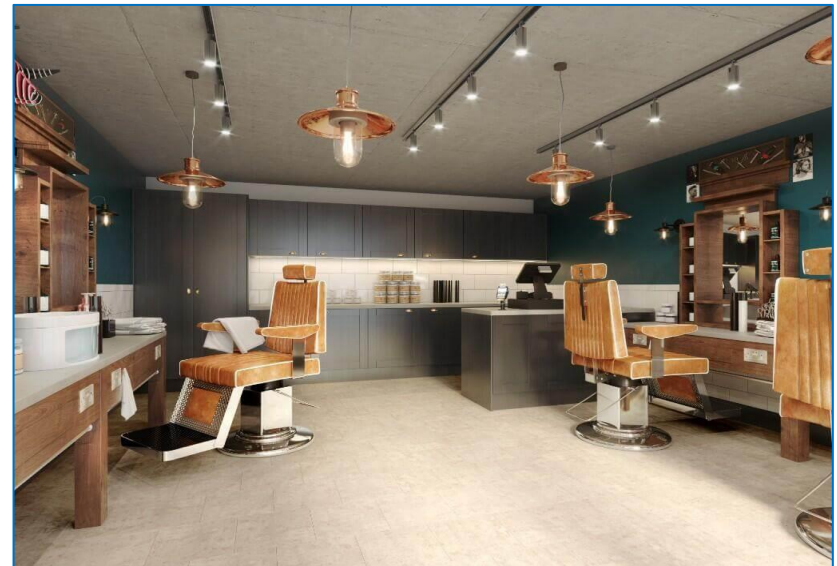
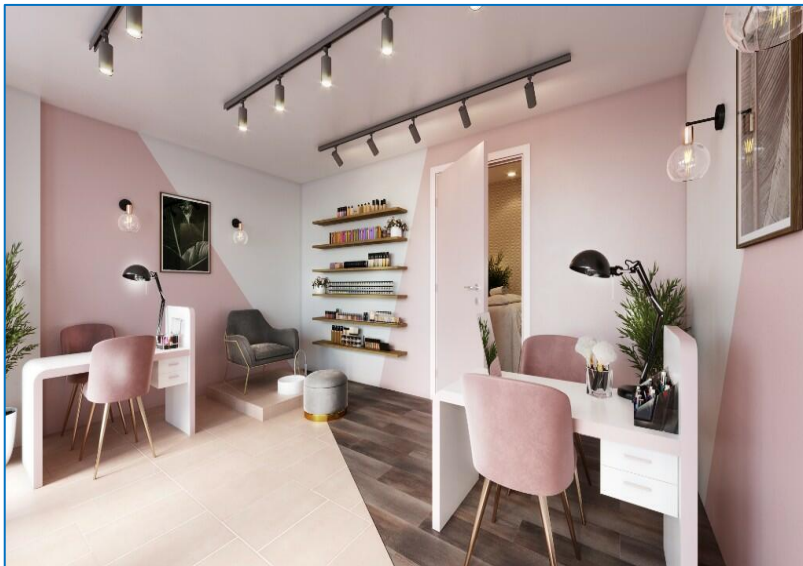
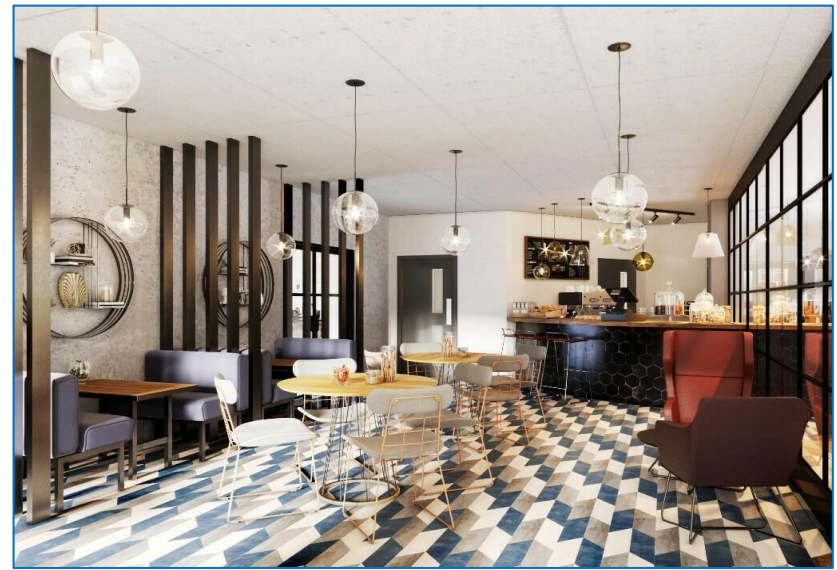
Business Rates

Interested parties should make their own enquiries with regards to rateable values for the units and the rates liability



Service Charge

A service charge is payable by each tenant. Details of service charge provision available upon request



Please note photographs are CGI images



Legal Costs

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



VAT

All figures quoted are exclusive of VAT. We understand from the Landlords that VAT will be payable on any transaction.



EPCs

Energy Performance Certificates will be made available in due course.



Further Information

Further information can be obtained from the **PRESTON** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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