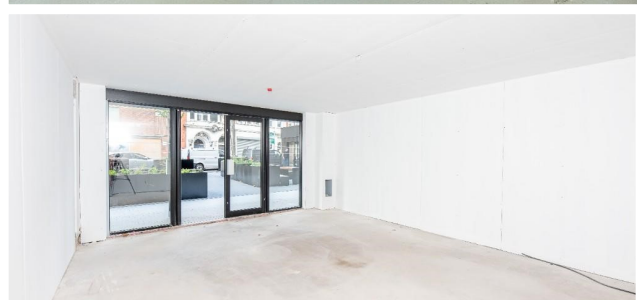
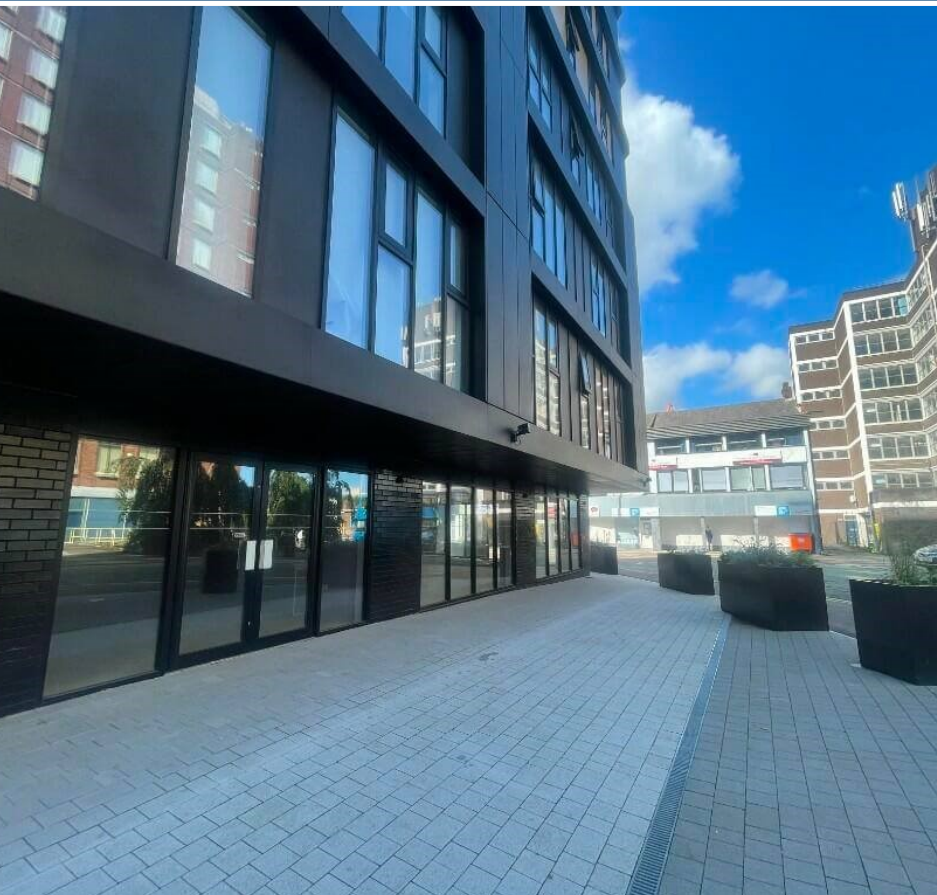


# Bishopgate Gardens, Preston PR1 2QP

Ground floor commercial premises  
136.10 SQM (1,465 SQFT)

# to let



From **£8,000** per  
annum

- Commercial premises close to Preston City Centre
- 0.7 mile walking distance to Fishergate Shopping Centre
- Close proximity to Preston bus station and a 15 minute walk to Preston train station
- Suitable for a variety of uses subject to necessary consents

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Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

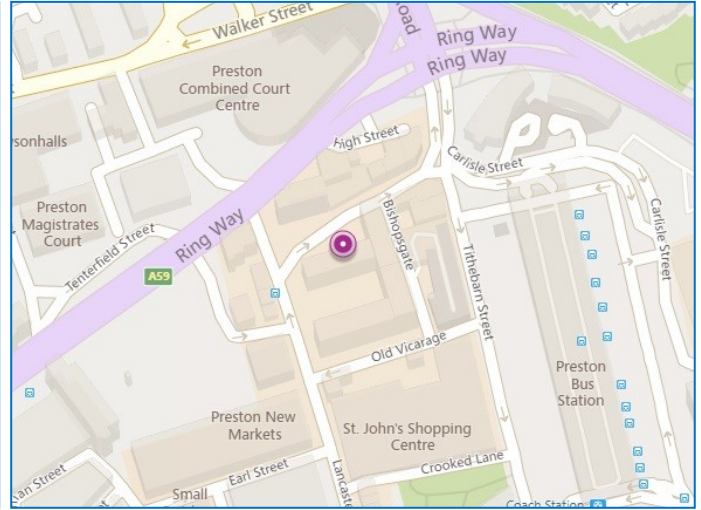
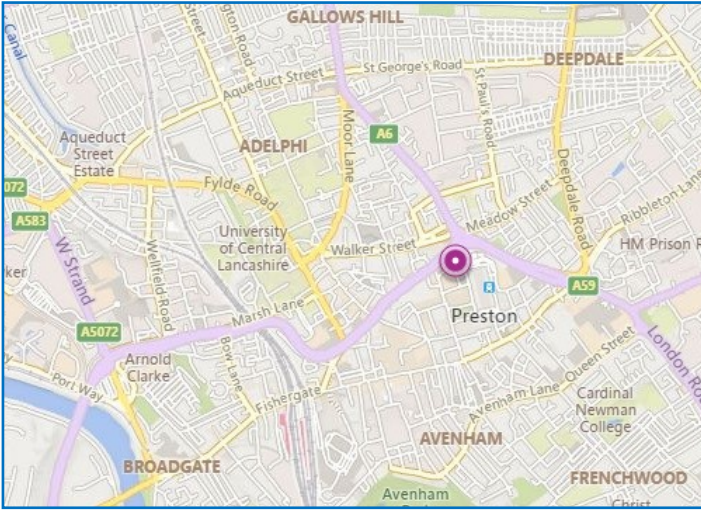
01772 876456

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property  
professionalism  
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## Location

The subject is on Ormskirk Road adjacent to Preston Bus Station and Preston Market Hall. The main retailing street of Fishergate and St Georges Shopping Centre are both a short walk away.

## Description

The subject provides for brand new large retail units overlooking the new plaza, which is a landscaped area that will merge with the new streetscape planned by Preston Council. Each retail unit has space for outdoor displays and advertising. The plaza catches the eye as a vibrant, creative, and independent retail hub that is in-keeping with its surroundings. Bishopgate Gardens offers a new way to live in the heart of Preston, with exceptional communal spaces, a shared working space, ground floor retail premises, and beautiful designed landscaping.

## Accommodation

The property provides the following accommodation measured in accordance with RICS guidance.

	SQM	SQFT
Unit 1	80.73	869
Unit 2 & 3	25.55	275

## Rating

Interested parties should make their own enquiries to the Local Authority with regards to the rateable value and the rates liability for the units.

## Services

We understand mains services are connected to the property. Please note that neither service connections nor any appliances will or have been tested.

## Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

## Rent

Unit 1	£22,000 p.a.
Unit 2 & 3	£8,000 p.a.

## Planning

The property is considered suitable for a variety of uses including retail, service provision or offices. Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

## EPC

An Energy Performance Certificate will be made available in due course.

## Legal costs

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

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [mark.smith@parkinsonre.com](mailto:mark.smith@parkinsonre.com)

Tel: 01772 876456

## Subject to contract

June 2024 Ref: AG0763

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### 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 the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to 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 the 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. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd 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.