

# MORGAN MARTIN

## SHOPS TO LET

(Temporary Lets Considered)

### St John's Shopping Centre

### Lancaster Road

### PRESTON

### PR1 1FB



- Units from 820 sq ft to 9,849 sq ft.
- Strategically located between Preston Bus Station the Market Hall, and the Animate Leisure Scheme currently being developed.
- The main pedestrian route into Preston city centre from the Bus Station.
- Opportunity fronting Lancaster Road for a food and beverage operator.
- All units ready for occupation.

Fifteen Cross Street  
Preston  
PR1 3LT

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[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
RICS

## LOCATION

St John's Shopping Centre is situated in the heart of Preston city centre immediately adjacent to the city's central Bus Station, multi-storey car park, and links to the recently redeveloped Market Hall, and access to the pedestrian gateway to the Preston city centre.

The Shopping Centre is also situated in close proximity to the Animate Leisure Development currently being constructed on behalf of Preston City Council which will comprise an eight-screen cinema, sixteen-lane bowling complex, and five new restaurants including Arc Cinema, Hollywood Bowl, Zizzi's, Las Iguana's, Cosmos and Loungers.

Units available:

UNIT	ACCOMMODATION	SIZE		RENT
13	Ground Floor	TBC	TBC	TBC
15	Ground Floor	820 sq ft	(76.18 sqm)	£9,500 pa exclusive
21-25	Ground Floor	9,840 sq ft	(914.97 sqm)	Upon Application
86-88	Ground Floor	1,821 sq ft	(169.17 sqm)	£25,000 pa exclusive

## LEASE

All properties are available on new effectively full repairing and insuring leases, for a term to be agreed.

## SERVICE CHARGE

The service charge budget for the current year stands at £2.47 per sq ft pa. Full service charge pack for each unit is available upon request.

## EPC

An Energy Performance Certificate for each unit is available upon request.

## VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

## LEGAL COSTS

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

## FURTHER INFORMATION

Contact: Charles D Bell  
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Email: charles@morganmartin.co.uk

Or our Joint Agent – Praxis Retail

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