

TO LET



Workshop & Premises adj to Forge Farm Garstang Road, Bilsborrow, Preston, PR3 0RD

WORKSHOP, SALES AND OFFICE PREMISES
APPROXIMATELY 1,680 SQ FT / 156 SQ M

- Prominent A6 main road frontage
- Separate office / sales unit with main road pitch
- 3 phase electricity
- 2.2-2.8m headroom
- Detached and spacious workshop
- At least 12 on site parking spaces
- Three roller shutter vehicular access doors
- Suitable for a variety of uses

£17,500 Per annum

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Description

The premises comprise of a spacious detached workshop premises of concrete block construction with a steel / timber frame roof and profile steel sheet cladding. In addition, the separate office / sales building is of rendered brick construction under a traditional pitched and slated roof. There are at least 12 car parking spaces, three at the front, eight along the side and one between the two buildings, which are suitable for sales, servicing or customer parking.

The premises have historically been in use as associated with the car trade but would be suitable for a variety of alternative uses subject to the necessary local authority consents.

Location

The premises occupy an extremely prominent main road position with frontage to the A6, thus benefiting from an unsurpassed level of vehicular passing trade. The position is approximately eight miles from Preston City Centre and fifteen miles from Lancaster and just over five miles from the popular market town of Garstang.

For identification purposes only, the plot and position are more particularly indicated, edged red, on the location plan attached.

Accommodation

MAIN WORKSHOP (1,250 sq ft / 116 sq m) with concrete floor, twin steel roller shutter doors, 3 phase electricity, mains water, strip lighting and headroom from 2.2m up to 2.8m.

SALES / OFFICE BUILDING (430 sq ft / 40 sq m) comprising office, sales counter, store and WC facilities.

SITE AREA - Forecourt car sales / parking spaces, six further car sales / parking spaces opposite the two buildings, two more car parking spaces to the rear right hand corner of the plot. Circulation space and a further car parking space between the two buildings.

Services

We believe that mains electricity and water are connected and that drainage is to the main public sewer. We are told that 3 phase electricity is connected to the main workshop building.

Rating Assessment

The premises are believed to be separately assessed for rating purposes as follows:

Workshop & premises - rateable value £10,750

Sales / office premises - rateable value £6,800

Reassessment of the units will be required to combine both as and when the premises are let as a single unit.

Planning

We believe that the premises have historically been used for car sales, repair and servicing purposes, which would fall within the Sui Generis use classes category. However, they would be suitable for a variety of other retail and business type uses subject to the necessary planning consent. Purchasers must of course satisfy themselves as regards future usage by contacting Wyre Borough Council, tel 01253 891000.

Lease Details

The premises are offered by way of a new lease upon a full repairing and insuring basis. Lease terms and conditions are to be agreed by way of negotiation, however our clients would prefer a long term lease, ideally multiples of three years with corresponding upwards only rent review provisions.

Rental

£17,500 per annum

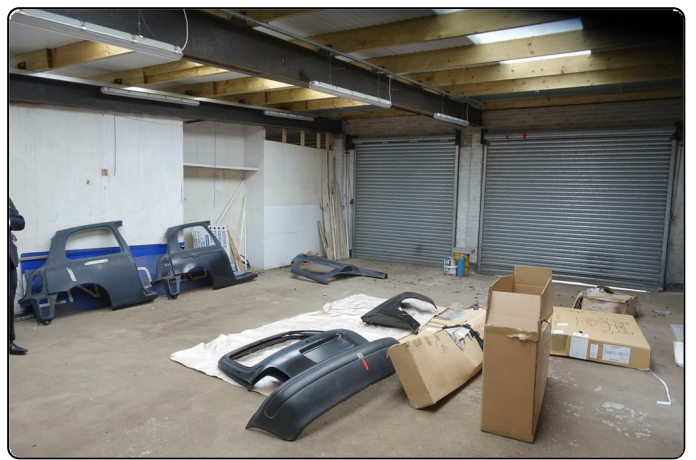
All prices quoted are exclusive of, but may be subject to. VAT at the standard rate.

Plans & Photographs

Photographs and plans are provided specifically for illustration and identification purposes only. They are not to scale and should therefore not be relied upon by interested parties.

Viewing Arrangements

Strictly by appointment with the sole agents, Garside Waddingham 01772 201117.



**Please contact us for
copies of the
Energy Performance
Certificates**

