



## **LOCK UP SHOP UNIT WITHIN ESTABLISHED COURTYARD DEVELOPMENT**

- Small lock up ground floor shop unit with washroom / WC facilities
- Established courtyard development
- Town centre location
- Prominent position within the development
- Suitable for variety of trades
- Flexible lease terms

## Description

This is a small lock-up single-storey retail unit within an established courtyard development suitable for a variety of retail uses. The premises would provide an ideal starting unit for a new business venture.

## Directions

Sat Nav: PR3 1LL

## Location

The property is located in the centre of Garstang just off the main High Street. Thomas Weind provides the main pedestrian walkway through from High Street to the new Cherestance Square retail development which incorporates the large Booths store. Thomas Weind is minutes walk from Market Place, which is essentially the heart of this historic market town.

Garstang is conveniently situated between Lancaster and Preston and is within easy access of the A6 and M6 motorway network. Garstang is a busy market town, which has a catchment area from the surrounding high-value residential area. The position is more particularly indicated on the location plan attached.

## Accommodation

Main Sales Shop (19 sq m / 208 sq ft); Small Store (3 sq m / 33 sq ft); Separate Washroom / WC.

## Services

We are advised that mains electricity and water are connected and that drainage is to the main public sewer.

## Rating Assessment

The premises have a Rateable Value of £2,650, with rates payable estimated to be £1,200.

## Planning

It is our belief that the premises will have established / permitted use under class A1 (shops) of the Use Classes Order 2005.

Interested parties must of course make their own enquiries to the Local Authority as regards individual usage of the premises.

## Lease Details

The premises are offered by way of a new lease upon an internal repairing basis. Terms and conditions of the lease are to be negotiated and agreed. Multiples of three years are preferred by the landlord.

## Rental

£3,500 per annum

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

In addition, the tenant will be responsible for a proportion of the landlord's reasonable costs incurred in respect of cleaning, repairing and servicing the communal external courtyard, loading and walkway areas.

## 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.

## Notes

These details, whilst believed to be correct, do not form any part of an offer or contract. Purchasers should not rely on them as statements or representation of fact. No person in this firm's employment has authority to make or give any representation or warranty in respect of the property. No appliances or installations have been tested. All measurements are approximate.



