



Garside Waddingham

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Fleet House, Fleet St
Preston
PR1 2UT

Thomas Weind, Preston, Lancashire

Per annum Per annum £5,750





- [Location Map](#)

Retail

- 36 sq m / 387 sq ft sales area
- Washroom / WC facilities
- Town centre location just off High Street
- Established courtyard development
- Suitable for a variety of retail / business uses
- Prominent position within the development
- Main and return display windows
- Flexible lease terms

MODERN LOCK-UP SHOP UNIT WITHIN ESTABLISHED TOWN CENTRE COURTYARD DEVELOPMENT

Small modern lock-up single-storey retail unit within an established town centre courtyard development suitable for a variety of retail users. Traditionally built unit of rendered block and brick construction under a pitched and tiled roof. Ideal starter unit for new business ventures. The premises benefit from washroom / WC facilities and separate yet shared side fire escape entrance.

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. It is a busy market town with a densely populated high-value surrounding residential catchment area. The position is more particularly indicated on the location plan attached.

Accommodation

Main Sales Shop (36 sq m / 387 sq ft); Separate Small Washroom / WC; Rear Shared Pedestrian Fire Escape Exit.

Services

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

Rating Assessment

The premises will need to be separately assessed, however we estimate that rates payable will be approximately £1,500.

Planning

It is our belief that the premises will have established / permitted use under either class A1 (shops) or A2 (financial & professional services) of the Use Classes Order 2005.

Interested parties must of course make their own enquiries to the local authority as regards individual use requirements for the premises.

Lease Details

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

Rental

£5,750 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.

SPECIAL NOTE

The adjoining premises are currently being marketed to let and, given that these are interconnecting, the two units can be combined to provide a much larger premises, Separate details available on request.

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.