

MORGAN

MARTIN

SHOP TO LET

165 Garstang Road Fulwood PRESTON PR2 3BH



Ground Floor 1,000 sq ft (93 sq m)

LOCATION

The premises occupy a prominent position on Garstang Road (A6) in the affluent suburb of Fulwood, close to the junction of Lytham Road/Watling Street Road.

ACCOMMODATION

The property provides the following approximate net internal floor areas:

Ground floor sales	925 sq ft	(86 sq m)
Kitchen	75 sq ft	(7 sq m)
Total	(1,000 sq ft)	(93 sq m)

Cellar – approximately 500 sq ft (46.45 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

PARKING

Forecourt parking available.

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £10,500.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£18,000 per annum.

VAT

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

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

FURTHER INFORMATION

Please contact: Charles Bell

Telephone; 01772 556666

Email: charles@morganmartin.co.uk

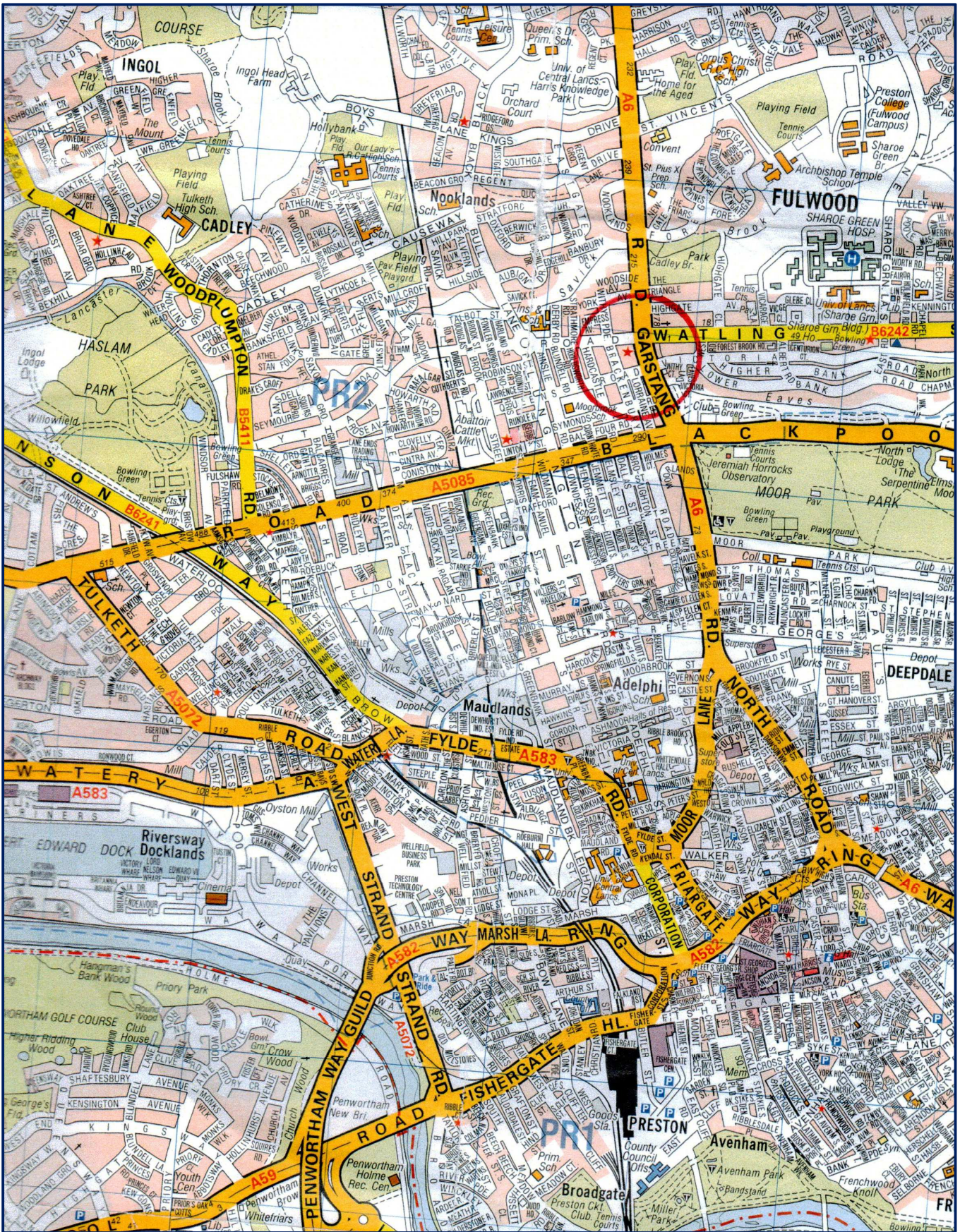
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Regulated by



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street

Preston

PR1 3LT

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