

TO LET



Unit 7 Thomas's Weind, Garstang, Preston, PR3 1LL

LOCK UP UNIT WITHIN ESTABLISHED COURTYARD DEVELOPMENT

- Ground floor shop
- Prominent position
- Courtyard development
- Flexible lease terms
- Town centre location
- Suitable for a variety of uses

£4,000 Per annum

Unit 7 Thomas's Weind, Garstang, Preston, PR3 1LL

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.

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 Cherestanc 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 property is currently assessed with a Rateable Value of £4,200. This may well qualify occupants for small business rate relief giving full exemption during the qualifying period, subject to appropriate conditions. Prospective tenants will need to make their own enquiries to the Rating Authority.

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 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

£4,000 per annum

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.



*Please contact us for a copy of the
Energy Performance Certificate*

