



PRIME RETAIL UNIT

TO LET

9 High Street
Garstang
PR3 1EA

LOCATION

Prominently located fronting High Street adjacent to Stoops Wiend, the main thoroughfare from Booths Supermarket Car Park to the main shopping street within the busy market town of Garstang. A retail Goad plan showing the location is on page 2 overleaf.

DESCRIPTION

Ground floor retail unit with A3 Planning Consent with full width aluminium shop front, suspended ceiling with recessed lighting. A ceiling mounted air conditioning unit is located within the retail area, with the rear providing preparation/storeroom and disabled W. C.

FLOOR AREAS

Approximate net internal area:

123.2 sq m (1,326 sq ft)

TERMS

The property is available by way of a new an effective new full repairing and insuring lease with terms to be agreed.

RENTAL

£26,500 per annum exclusive.

RATES – R.V. £10,250 (2017 list) Estimated Rates Payable £ (2017/2018).

We believe this property may qualify for 'tapered' business rates relief, please contact Wyre Borough Council on 01253 891000 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

JOE ASSALONE

01772 769000

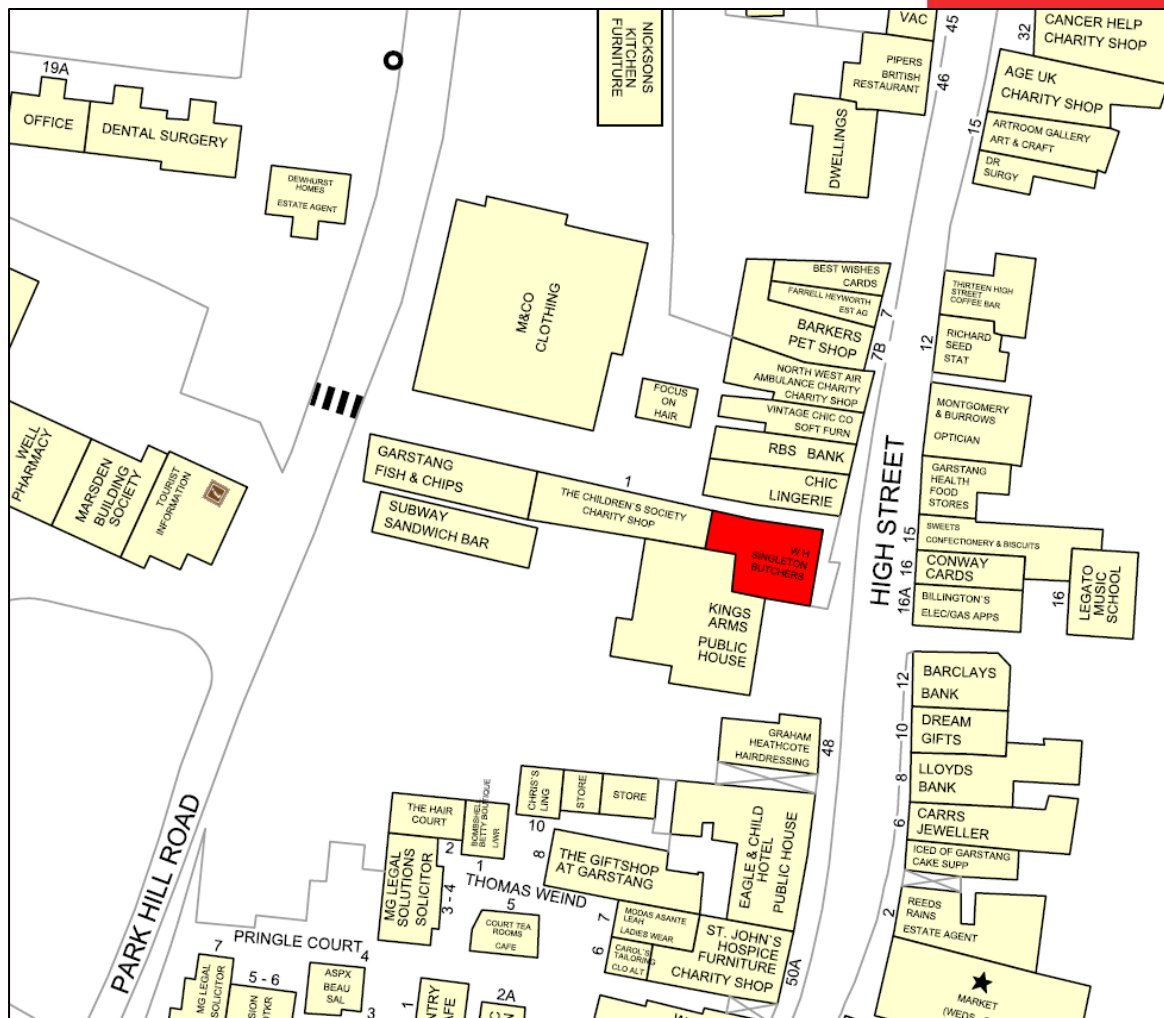
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LOCATION PLAN



Energy Performance Certificate Non-Domestic Building



Singletons
Stoops Hall, High Street
Garstang
PRESTON
PR3 1EA

Certificate Reference Number:
0750-0439-7009-4397-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Less energy efficient

74

This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 534
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 73.23

Benchmarks

Buildings similar to this one could have ratings as follows:
56 If newly built
84 If typical of the existing stock

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1 Winckley Court,
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