

TO LET



Unit 4 Thomas's Weind, Garstang, Preston, PR3 1LL

MODERN LOCK UP SHOP UNIT WITHIN ESTABLISHED TOWN CENTRE
COURTYARD DEVELOPMENT

- 36 sq m / 387 sq ft sales area
- Town centre location just off High Street
- Flexible lease terms
- Washroom / WC facilities
- Suitable for a variety of uses
- Ideal starter unit for new business

£6,250 Per annum

Unit 4 Thomas's Weind, Garstang, Preston, PR3 1LL

Description

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.

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

Services

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

Rating Assessment

The property has a rateable value of £4,200 and we estimate rates payable to be around £2,000.

Planning

We believe that the property will have established / permitted use under either Use Class A1 (shops) or A2 (financial & professional services). 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 full repairing and insuring basis. Terms and conditions are to be negotiated. Multiples of three years are preferred.

Rental

£6,250 per annum

Service Charge

In addition to the rental, 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 not therefore be relied upon by interested parties.

Viewing Arrangements

Strictly by appointment with the agent: Garside Waddingham 01772 201117.



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

