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commercial property solutions

FOR
SALE



FORMER BANK/RETAIL PREMISES

181 m² (1,946 ft²)

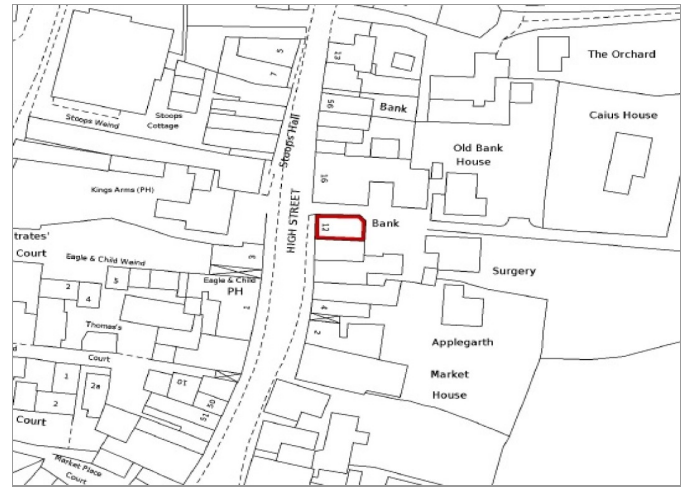
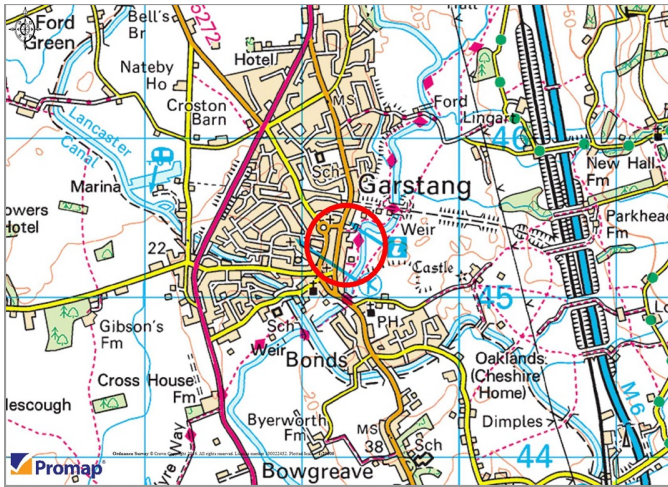
12 High Street
Garstang
Lancashire
PR3 1HX

- Refurbishment opportunity
- Would suit various uses (stpp)
- Busy high street location

www.eckersleyproperty.co.uk

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 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The premises are located in a prominent position fronting High Street in the centre of Garstang. Garstang is a relatively affluent market town which is accessed from Lancaster New Road (A6) with Preston and Lancaster being circa 10 miles to the south and north respectively. J32 & J33 of M6 motorway both lie in relatively close proximity to the town. On-street parking is available close to the subject property.

The immediate vicinity accommodates a varied range of both national and independent retailers and service provider with nearby occupiers including Pipers Restaurant, The Crown Public House, Age UK and a One Stop Convenience Store to name a few.

Description

The premises comprise a two storey, end terraced property of traditional stone construction with cut stone inlay/facia beneath a pitched slate roof and having predominantly timber windows. To the rear is a single storey out rigger with flat roof.

The property is arranged over cellar, ground and first floors in a mainly cellular layout and benefits from gas fired central heating, partial suspended ceilings and mixed CAT2 and fluorescent lighting.

Accommodation

The premises extend to the following approximate gross internal floor areas: (GIA)

	m ²	ft ²
Ground Floor	127	1,367
First Floor	43	461
Basement	11	118
Total	181	1,946

Services

The premises have mains connections to electricity, gas, water and drainage.

Rateable Value

We understand the premises have a Rateable Value of £12,000.

Occupiers may therefore be eligible for small business rates relief depending on individual circumstances and interested parties should make their own enquiries of the Rating Authority, Wyre Council (www.wyre.gov.uk).

Planning

We believe the premises have an established use within Class E of the Town and Country Planning (Use Classes Order) 1987 (As Amended).

Interested parties should make their own enquiries of the planning authority, Wyre Council (www.wyre.gov.uk).

Tenure

Freehold.

Asking Price

Offers in the region of £215,000.

VAT

We understand that the purchase price will not be subject to VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Standleya Bank Plc 12 High Street Garstang PRESTON PR3 1HX	Energy rating C	Valid until: 27 March 2032
		Certificate number: 6573-9166-2313-6899-6947

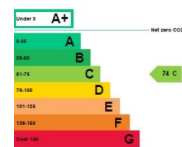
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

All photographs and plans provided within these particulars are for information purposes only and should not be relied upon.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk