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**FOR  
SALE**



## SUPERB INVESTMENT OPPORTUNITY

53.5 m<sup>2</sup> ( 575.6 ft<sup>2</sup> )

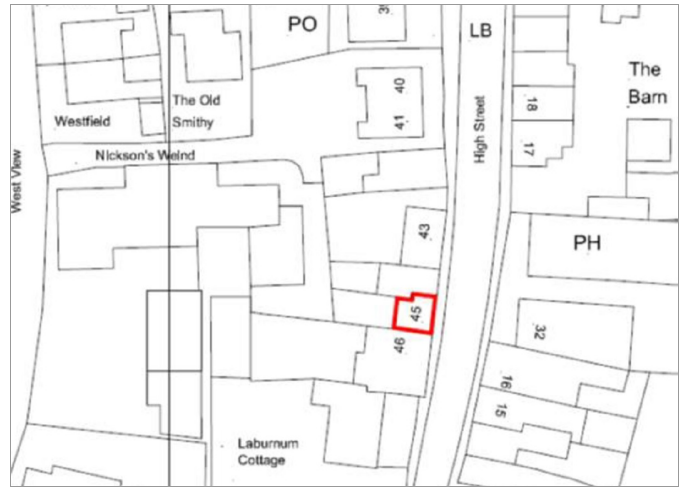
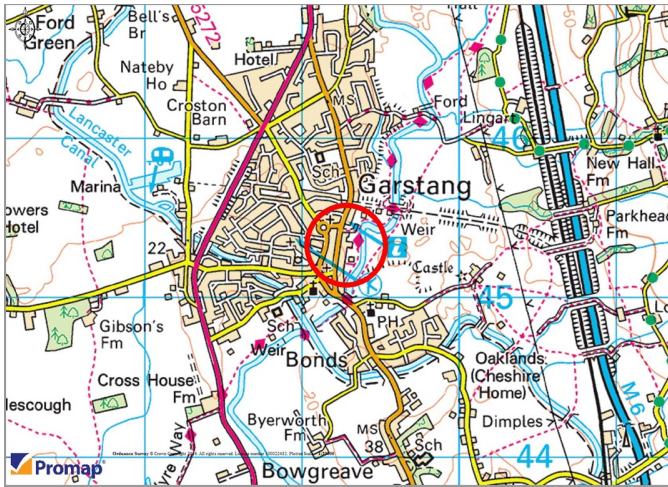
**45 High Street  
Garstang  
Lancashire  
PR3 1EA**

- Prominent Town Centre Position
- Asset Management Potential
- Open Plan Accommodation

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 PR1 3JJ

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 Lancaster  
 LA1 1ET



## Location

The premises are located in a visible and prominent position fronting High Street in the centre of Garstang. Garstang is a relatively affluent market town which is accessed from Preston Lancaster New Road (A6) and lies approximately 10 miles to the north of Preston and 10 miles to the south of Lancaster. Ready access is also provided further afield via J33 of M6 motorway which is located in relatively close proximity. 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; Cancer Help; One Stop Convenience Store; Farrell Heyworth Estate Agents and a range of independent retailers and service providers

## Description

The premises comprise a two storey, mid-terraced property of traditional construction, having stone elevations beneath a pitched roof covering and single glazed timber framed windows.

Internally, the premises are laid out to provide an open plan sales area to the ground floor with ancillary accommodation including kitchen and WC facility on the first floor with the unit presently fitted in keeping with its use as a barber shop.

We understand the premises have mains connections to electricity, water and drainage.

## Accommodation

The premises extend to an approximate Net Internal Area (NIA) of 53.48 m<sup>2</sup> (575.6 ft<sup>2</sup>).

## Rateable Value

We understand the premises have a Rateable Value of £6,200.

## Planning

We believe the premises have an established use within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) (Amendment) (England) regulations 2020.

The property is Grade II listed as registered under Historic England's list entry number 1318159 and has previously benefitted from planning consent for conversion to residential use ( Application Number 17/01000/FUL).

Interested parties are recommended however to make their own enquiries of the planning department at Wyre Council.

## Tenure

Understood to be freehold, subject to the occupational lease.

## Tenancy Information

The property is presently let as a whole by way of a 5 year lease from 17th June 2021 to Mehdi Zada at an annual rental of £7,200 exclusive. The lease is granted on full repairing and insuring terms and permits use of the property as a barbers/hairdressers and use within Class A1, A2 or B1 of the Use Classes Order 1987 (as amended).

## Asking Price

Offers in the region of £130,000.

## VAT

All prices are quoted exclusive of, but may be subject to, VAT at the standard rate.

## Energy Performance Certificate

Energy performance certificate (EPC)		
Issued by: <b>Isaac Worthing Jewellers</b> 45 High Street Garstang Preston PR1 3JA	Energy rating: <b>D</b>	Valid until: <b>6 November 2026</b> Certificate number: <b>9857-3095-6067-0198-5446</b>
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	72 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
Properties are given a rating from A+ (most efficient) to G (least efficient).		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built: <b>24   A</b>		
If typical of the existing stock: <b>69   C</b>		

## Photographs and Plans

All photographs and plans are 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

**No approach should be made to the occupier directly.** Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)