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**TO LET  
FOR SALE**



## **SUPERB BRAND NEW OPEN PLAN ACCOMMODATION**

92.9 m<sup>2</sup> ( 1,000 ft<sup>2</sup> ) — 398.5 m<sup>2</sup> ( 4,289 ft<sup>2</sup> )

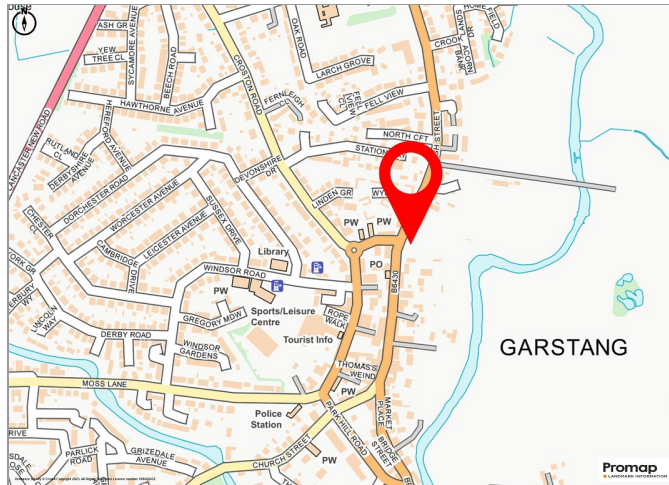
**River View  
High Street  
Garstang  
PR3 1EB**

- **Suitable For A Variety of Commercial/Retail/Office Uses**
- **Highly Accessible and Prominent Position**
- **Centrally Situated Within Garstang Town Centre**

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 LA1 1ET



## Location

Situated in a prominent and visible position at the north end of High Street (B6430) within Garstang town centre with direct frontage to the one way road system through the town. The development also benefits from being situated directly adjacent to the town centre's main pay and display car park and from open views to the River Wyre and countryside and fells beyond.

Garstang is a busy town offering a good range of amenities and benefiting from a growing affluent catchment due to the significant residential development that has taken place in the surrounding area. It is well connected being serviced by the A6 which links Preston and Lancaster.

## Description

The accommodation has been constructed at ground floor level and is designed to be split into units of differing sizes. The units benefit from fully glazed retail style frontages incorporating pedestrian access doors and service entrance and refuse store to the rear and have mains connections to water, electricity and drainage ready for distribution.

Internally, the units are in shell condition with concrete screed floors ready for occupier fit out as required. A detailed specification is available to interested parties and our Client is willing to discuss undertaking fit-out works for an incoming occupier if required, subject to agreement of terms.

The open plan accommodation would prove suitable for a variety of uses including retail uses, office uses, showroom, food/beverage uses and other commercial and leisure uses subject to application and planning requirements.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>	
Unit 1	225.57	2,426	<b>LET</b>
Unit 2	85.80	2,000	<b>LET</b>
Unit 3	224.00	2,412	
Unit 4	174.38	1,877	

It may also be possible to provide smaller units from 92.9 sq m (1,000 sq ft).

## Services

Mains connections to electricity, water and drainage are available to the units ready for distribution.

## Planning

Generally uses with Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 are considered acceptable subject to securing any necessary planning consent.

## Rateable Value

The units will be assessed for business rates following practical completion.

Interested parties are recommended to make their own enquiries regarding the likely rates liability that will arise from their occupation of the unit, subject to their proposed use.

## Tenure

The units are available by way of a new lease on terms to be negotiated.

Alternatively, a sale of the long leasehold interest will be considered.

## Service Charge

Occupiers will contribute proportionately by way of service charge to the common areas of the development and services thereto.

## Asking Rental/Price

An annual rental in the region of £18.00 per ft<sup>2</sup> is sought. Alternatively, a sale of the long leasehold interest will be considered at circa £155 per ft<sup>2</sup>.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction however a solicitors undertaking, or abortive cost deposit, will be required direct to the Landlords solicitors prior to the issue of any legal documentation.

## Energy Performance Certificate

An EPC rating estimate for an assumed specification of the unit is in the process of being produced and this estimate will be made available upon request.

## Photographs and Plans

Any photographs and plans incorporated in these particulars are indicative and provided for identification purposes only. They should not be relied upon as an accurate representation.

## Enquiries

Via joint agents:

### Eckersley

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