



TO LET 150 GARSTANG ROAD FULWOOD PRESTON PR2 8NB

550 ft² / 51 m² Prominently located retail premises with forecourt car parking.

- New shop front and entrance door, ready for tenants fit-out.
- Prominent position on the busy A6 Garstang Road.
- Close to RBS bank, Lloyds Chemist and Burning Desires Fireplace showroom.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently located on the A6 Garstang Road in Fulwood, an affluent suburb of Preston, two miles to the north of the city centre and within easy reach of Junc 1 M55 and Junc 32 M6 motorways.

Forming part of a popular commercial centre known as Withy Trees, with neighbouring occupiers including RBS Bank, Lloyds Chemist, Shell filling station, Burning Desires Fireplace showroom, kitchen and bathroom showrooms etc.

Description

A ground floor lock-up retail unit with new shop front ready for tenant's fit-out.

Accommodation

Internal width:	22' 4"
Shop depth:	34' 5"
Sales area:	550 sq ft
WC and washbasin facilities	

Planning

Previously used as a sandwich bar, the premises also have the benefit of an A3 café and restaurant consent and are considered suitable for a wide variety of commercial uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Dept on 01772 906912.

Assessment

The property is entered onto the rating list at a rateable value of £5,400.

Rates Payable 2019/2020: 49.1p in the £

Lease

The premises are available on terms to be agreed, with the tenant responsible for internal repairs and decoration, maintenance of the shop front and a contribution towards the insurance of the property.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band C60. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk