



**TO LET** (by way of assignment)

**165 GARSTANG ROAD FULWOOD PRESTON PR2 3BH**

914 ft<sup>2</sup> / 85 m<sup>2</sup> Well-appointed lock-up retail premises with additional basement storage.

- Prominent position on the busy A6 Garstang Road
- Well appointed throughout ready for immediate occupation
- Forecourt car parking and rear servicing facilities

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

**01772 652652**

## **Location**

---

Prominently situated on the A6 Garstang Road in Fulwood, an affluent suburb of Preston, two miles to the North of Preston City Centre and within easy reach of Junction 1 of the M55 and Junction 32 of the M6 motorways.

The property forms part of a popular commercial centre, centred around Garstang Road/Lytham Road and Watling Street Road with nearby occupiers including Preston Hearing Centre, Lloyds Chemist and Shell Petrol Station.

## **Description**

---

A ground floor lock-up retail unit with additional basement storage facilities.

The retail space is well proportioned and well fitted, ready for immediate occupation.

The shop premises are well appointed throughout, with a modern shop front, suspended ceiling with inset lighting, panelled walls, wood-effect flooring etc.

## **Accommodation**

---

Internal width: 18' 5"  
Shop depth: 46'  
Sales area: 834 sq ft  
Rear office/kitchen facility: 80 sq ft  
WC & Washbasin facilities  
Additional storage facilities to the basement, extending to approximately 400 sq ft.

## **EPC**

---

The Energy Performance Asset rating is Band C75. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Planning**

---

Currently used as a kitchen showroom, the premises are considered suitable for a wide variety of retail/office uses.

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

## **Assessment**

---

The unit is entered on the rating list at a rateable value of £10,500.

Rates payable 2019/2020: 49.1p in the £

## **Lease**

---

The premises are held on an effective full repairing and insuring lease for a term of 6 years from the 14 June 2017.

The lease incorporates a tenant's only break clause in June 2020.

## **Rental**

---

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

## **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](mailto:reception@hdak.co.uk)