



## **TO LET 523 GARSTANG ROAD BROUGHTON PRESTON PR3 5DL**

2,471 ft<sup>2</sup> / 229 m<sup>2</sup> Bar/restaurant premises ready for immediate occupation.

- Prominent location in the centre of Broughton Village with the benefit of on-site car parking
- Fitted to a high standard incorporating bar, restaurant area and commercial kitchen
- Rare opportunity to acquire bar/restaurant premises with modest capital expenditure required

Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)

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### **Location**

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Occupying a prominent corner position in the centre of Broughton, a much sought after suburb to the north of Preston.

The immediate area is undergoing transformation following the opening of the Broughton bypass, creating a more attractive environment. A number of commercial developments are planned nearby together with considerable new housing development.

The property is within half a mile of junction 1 of the M55 and junction 32 of the M6 motorways, providing easy access to the motorway network.

### **Description**

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The premises form part of a recently constructed two-storey building developed to a high standard with car parking to the front and side.

The property provides an open plan bar and dining area with a separate commercial kitchen together with male, female and disabled WC facilities.

### **Accommodation**

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The gross internal floor area extends to approximately 2,471 ft<sup>2</sup>/229 m<sup>2</sup>.

### **Assessment**

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The unit is entered on the rating list at a rateable value of £29,500

Rates payable 2019/2020: 49.1p in the £

### **Services**

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Mains electricity, water and drainage are connected. The premises have the benefit of underfloor heating.

### **Lease**

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The premises are available for a term of years to be agreed upon effective full repairing and insuring terms.

### **Rental**

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£30,000 per annum plus VAT, exclusive of rates, payable quarterly in advance by standing order.

### **Costs**

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

### **EPC**

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The Energy Performance Asset rating is Band B42. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

### **Viewing**

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