



FOR SALE 159 – 167 GARSTANG ROAD FULWOOD PRESTON PR2 3BH

Freehold retail and residential investment opportunity, comprising three shops, three flats, two garages and rear car park.

- A rare opportunity to acquire a well-let investment property in Fulwood
- Prominently located at the junction of the A6 Garstang Road, Lytham Road and Watling Street Road
- Nearby occupiers include Royal Bank of Scotland, Lloyds Pharmacy and a Shell petrol filling station

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

01772 652652

Location

Prominently located fronting the main A6 Garstang Road in Fulwood, which is an affluent suburb of Preston.

Approximately two miles to the North of Preston City Centre and in close proximity to Junc 1 of the M55 and Junc 32 of the M6 motorways.

The property forms part of a commercial cluster, centred around the Garstang Road / Lytham Road / Watling Street Road junction.

Description

A two-storey parade providing three retail units to the ground floor, with three self-contained flats at first floor level accessed from the rear.

To the rear of the property there are two lock-up garages and additional parking facilities.

Internal photographs of the flats available on application.

Accommodation

The three ground-floor lock-up shop units are well proportioned and each incorporate basement storage facilities. Ground floor sales areas:

| | |
|-------------------|------------|
| 159 Garstang Road | 640 sq ft |
| 165 Garstang Road | 907 sq ft |
| 167 Garstang Road | 1366 sq ft |

The flats at first floor level comprise a lounge, two bedrooms, kitchen and bathroom / WC facilities.

Two lock-up garage facilities and additional parking.

Assessment

The 2018 rating list confirms rateable values as under:

| | |
|-------------------|---------|
| 159 Garstang Road | £10,000 |
| 165 Garstang Road | £10,500 |
| 167 Garstang Road | £12,500 |

Rates Payable 2018/2019: 48.0p in the £

Rental Income

Full details of the current rental income are on the attached Tenancy Schedule.

EPC

The Energy Performance Asset rating for each property is:

| | |
|----------------------|--------|
| No 159 Garstang Road | Band C |
| No 165 Garstang Road | Band C |
| No 167 Garstang Road | Band G |

A full copy of the individual EPCs is available at www.epcregister.com.

Price

Offers around £750,000 are invited for the Freehold interest in the property, subject to the tenancy details.

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

TENANCY SCHEDULE

| PROPERTY | TENANT | TERM | RENT |
|--|------------------|--|--------------------------------|
| 159 Garstang Road | Launderette | Holding over on a lease expiring on 19 April 2018. Negotiations provisionally concluded for the tenant to take a new 10-year lease | £14,750 pa |
| 165 Garstang Road | Kitchen Showroom | Six years from 14 June 2017 | £15,000 pa |
| 167 Garstang Road | Hearing Centre | Five years from 10 May 2017 | £16,000 pa |
| Two lock-up garages | VACANT | | Previously let at £520 pa each |
| Vehicle access to adjacent property and TWO car parking spaces | Millercare Ltd | Monthly tenancy | £1,200 pa |
| THREE 2-bedroomed self-contained flats | | Let on six-month ASTs at rentals of £400 and £450 pcm | £15,000 pa |
| Actual and Estimated Rental Income | | | Approx £62,990 |