

**TO LET 286 GARSTANG ROAD FULWOOD PRESTON PR2 9RX**

Gross internal floor area approximately 2030 ft<sup>2</sup> / 188 m<sup>2</sup>

- Detached two storey property, considered suitable for all Class E uses
- Prominently located on the A6 Garstang Road, within easy walking distance of the Royal Preston Hospital and close to the motorway network at J32 of the M6/J1 of the M55
- Popular neighbourhood shopping area adjacent to Sainsburys Local, Black Bull Public House and close to Booths Supermarket.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Prominently located on the main A6 Garstang Road at its junction with Sharoe Green Lane and Black Bull Lane.

Forming part of a busy neighbourhood shopping and commercial centre, close to shops, restaurants, The Black Bull Public House and Sainsburys Local.

Within walking distance of the Royal Preston Hospital.

## **Description**

A detached two storey former bank premises more recently occupied by Costa Coffee, providing ground floor retail space with ancillary storage/preparation and office space, together with self-contained accommodation to the first floor, suitable for office or residential use.

## **Accommodation**

The gross internal floor area is approximately 2030 ft<sup>2</sup>.

The ground floor is well appointed throughout, with a spacious open plan former coffee shop, together with ancillary storage/preparation area, small and male and female WCs. Internal photographs on our website illustrate the quality of the fit out.

A separate entrance to the side of the property provides access to the first floor, which was historically a caretaker's flat but has more recently been used for office purposes, potentially providing lounge, bedroom, kitchen and bathroom facilities.

## **Assessment**

The property is entered onto the rating list as two separate units from 1 April 2026.

Ground floor rateable value £25,250

First floor rateable value £ 3,650

## **EPC**

A copy of the EPC will be made available from the agents' office.

## **Services**

The premises have the benefit of air conditioning to the ground floor.

A gas supply is installed, although presently disconnected.

## **Lease**

The length of lease is open to negotiation but will be upon standard full repairing and insuring terms.

## **Rental**

£50,000 per annum exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

Each party are 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)



