

MORGAN

MARTIN

TO LET Retail Premises (Class E)

**209 Garstang Road
Fulwood
PRESTON
PR2 8JP**



**(Subject to Vacant Possession)
Currently used as a Hairdressing Salon, but suitable for alternative uses**

LOCATION

The premises occupy a prominent corner position on Garstang Road (A6) close to the Withy Trees junction, approximately two miles to the north of Preston city centre.

DESCRIPTION

The property comprises a two-storey showroom building with forecourt and a separate two-storey workshop/storage building at the rear with parking, which provides the following approximate floor areas:

Sales Area

Ground Floor Sales:	74.32 sq m	(800 sq ft)
First Floor Offices:	39.50 sq m	(425 sq ft)
Cellar:	45.00 sq m	(485 sq ft)
	158.82 sq m	(1,710 sq ft)

Forecourt display for six vehicles.

Rear Workshop

Ground Floor:	55.74 sq m	(600 sq ft)
First Floor Office:	55.74 sq m	(600 sq ft)
	111.48 sq m	(1,200 sq ft)

There is parking for six vehicles.

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATING ASSESSMENT

To be advised.

LEASE

A new ten year full repairing and insuring lease incorporating five yearly upward only rent reviews.

RENTAL

Sales/Offices:	£30,000.00 pa
Rear Workshop/Office:	£5,000.00 pa

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate is available.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Please contact: Charles D Bell
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Preston
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Regulated by



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

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