

MORGAN

MARTIN

TO LET
Ground Floor Offices
151 Garstang Road
Fulwood
PRESTON
PR2 3BH



LOCATION

The property occupies a prominent corner location close to Withy Trees in a mixed commercial and residential area.

ACCOMMODATION

The premises are arranged on ground floor only and comprise four separate offices which provide the following approximate net internal floor areas:

Offices: 970 sq ft 90.11 sq m
WCs

There is shared on-site parking for four/five vehicles.

RATES

With effect from 1 April 2023 the Rateable Value will be £7,400.

LEASE

The offices are available on a new full repairing and insuring lease for a minimum period of three years.

RENTAL

£12,000 per annum exclusive of rates and VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in drawing up the new lease.

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 will be provided in due course.

FURTHER INFORMATION

Please contact: Charles D Bell
Email: charles@morganmartin.co.uk
Telephone: 01772 556666

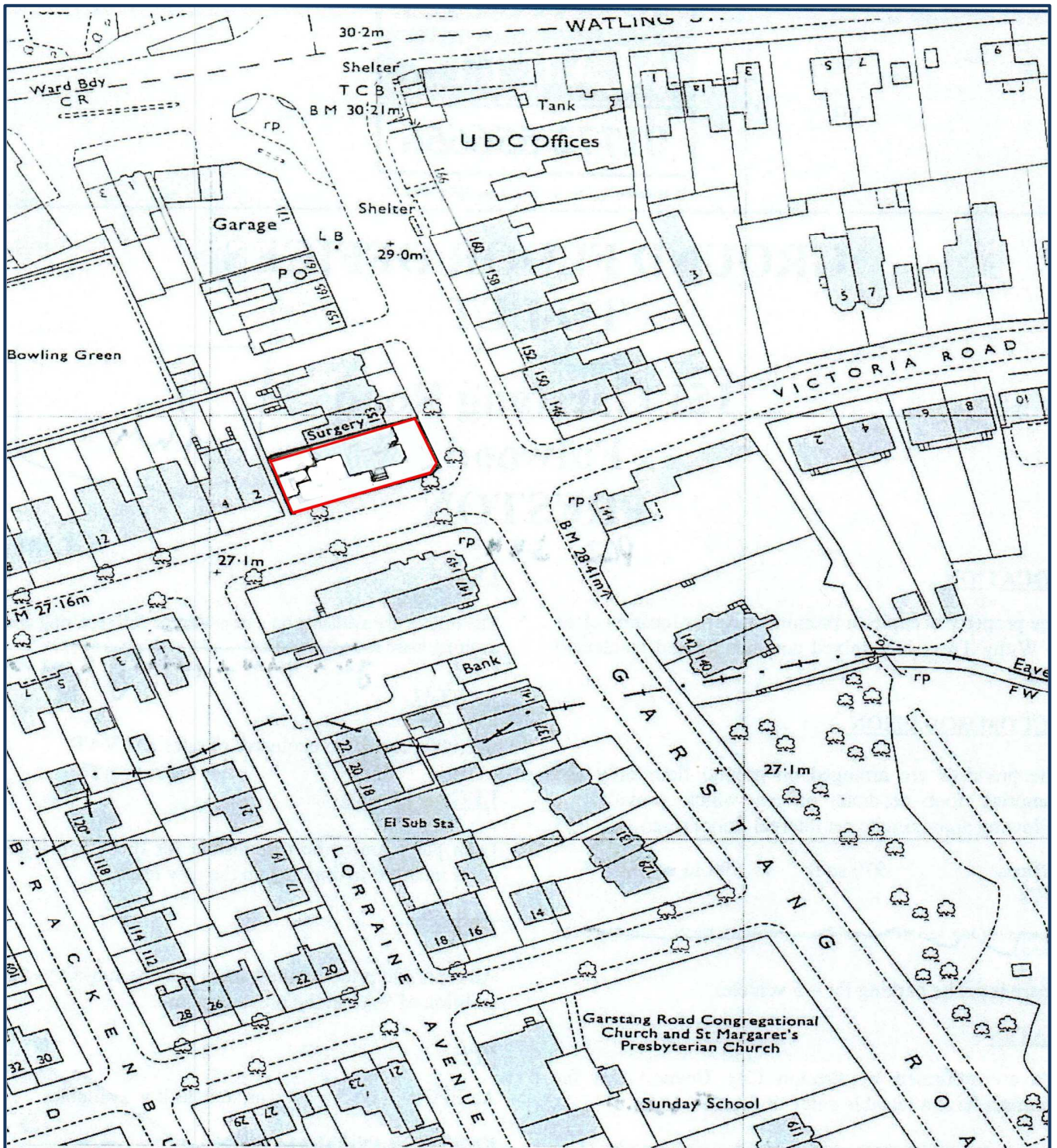
Fifteen Cross Street
Preston
PR1 3LT

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Regulated by

RICS

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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