

To Let /  
For Sale



## River View

High Street, Garstang PR3 1EB

Brand new open plan commercial/retail/business space

**PARKINSON**  
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## Key Highlights

- **Brand new open plan commercial/ retail/ business space from circa 1,000 sqft to 4,289 sqft**
- **Situated in the heart of an affluent market town where significant population increase is being experienced with the building over 1,000 new homes in close proximity**
- **Situated adjacent 114 space public car park**



Parking



Open Plan



Close to Local Amenities



Good Motorway Connections



Bus stop



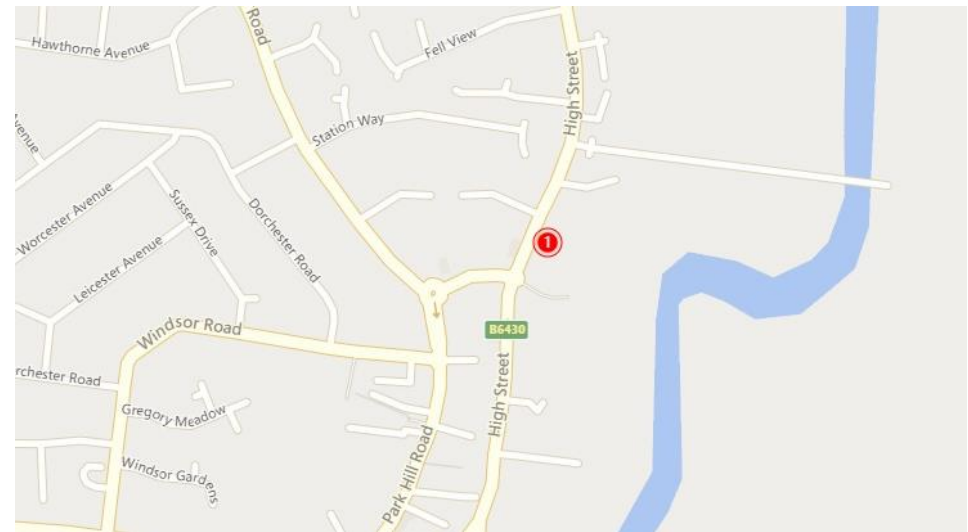
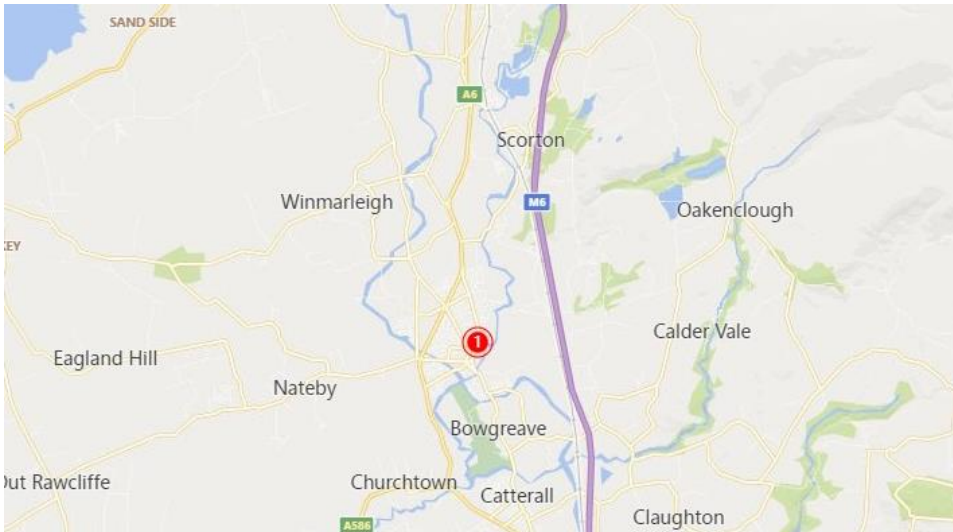
## Location

Situated in a prominent and visible position at the north end of High Street (B6430) within Garstang town centre with direct frontage to the one way road system through the town. The development also benefits from being situated directly adjacent to the town centres main pay and display car park and from open views to the River Wyre, countryside and fells beyond. Garstang is a busy town offering a good range of amenities and benefiting from a growing affluent catchment due to the significant residential development that has taken place in the surrounding area. It is well connected being serviced by the A6 which links Preston and Lancaster.



## Description

The accommodation has been constructed at ground floor level and is designed to be split into any combination of up to 3 units of differing sizes. The units benefit from fully glazed retail style frontages incorporating pedestrian access doors. Service connections to water, electricity and drainage are ready for distribution. Internally the units are presented to a shell finish with concrete screed floors ready for occupier fit out as required. A detailed specification is available to interested parties and our clients are willing to discuss undertaking fit out works for incoming occupiers if required and subject to agreement of terms and costs. The open plan accommodation would prove suitable for a variety of commercial uses to include retail, office, showroom, food/beverage, financial services, health & wellbeing services and leisure uses subject to application and planning requirements.





## Availability

The space has been constructed with retail occupiers in mind to provide four differing sized units as follows:

▪ Unit 1	225.57 sqm (2,428 sqft)	<b>LET</b>
▪ Unit 2	185.80 sqm (2,000 sqft)	<b>LET</b>
▪ Unit 3	224.00 sqm (2,412 sqft)	AVAILABLE
▪ Unit 4	174.38 sqm (1,877 sqft)	AVAILABLE

Units 3 & 4 can be combined to a single unit as required or alternatively it would be possible to create 3 units from the space with the smallest of the units anticipated to provide circa 92.90 sqm (1,000 sqft). Plans showing a 3 unit split are available upon request.



## Service Charge

Occupiers of the units will contribute proportionately by way of service charge to the common areas of the development and services thereto.



## Terms

The units are available by way of a new lease on terms to be negotiated.

Alternatively, a sale of the long leasehold interest will be considered.



## Business Rates

The units will be assessed for business rates following practicable completion and interested parties are encouraged to make their own enquiries regarding the like rates liability that will arise from their occupation of the unit, subject to their proposed use.



## Planning

Generally, uses within Glass E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 are considered acceptable subject to securing any necessary planning consent.



### Asking Rental/Price

An annual rental in the region of £18.00 per ft<sup>2</sup> is sought. Alternatively, a sale of the long leasehold interest will be considered at circa £155 per ft<sup>2</sup>



### VAT

All figures are quoted exclusive of, but may be subject to, VAT at the standard rate.



### EPC

An EPC rating estimate for an assumed specification of unit is in the process of being produced and this estimate will be made available upon request.



### Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction however a solicitors undertaking, or abortive cost deposit, will be required direct to the Landlords solicitors prior to the issue of any legal documentation.



### Further Information

Further information can be provided by the marketing agents (details adjacent). Viewings can be undertaken with interested parties following initial discussions to consider proposed uses and likely suitability.

Ref: AG0532

**Anti Money Laundering** –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

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Subject to contract.

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS

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