

**to let**  
retail/commercial space



# High Street Garstang PR3 1EB

Brand new open plan  
commercial/retail/business space  
up to 4,300 sq. ft.

**PARKINSON**  
REAL ESTATE ●●●●

[parkinsonre.com](http://parkinsonre.com)

rent on application

- **Brand new open plan commercial/retail/business space**
- **Heart of Garstang market town centre**
- **Popular and affluent location where significant population increase is occurring with the granting of planning permission for over 1,000 new homes in the locality**
- **situated adjacent 114 space public car park**



Free Parking



Local Amenities



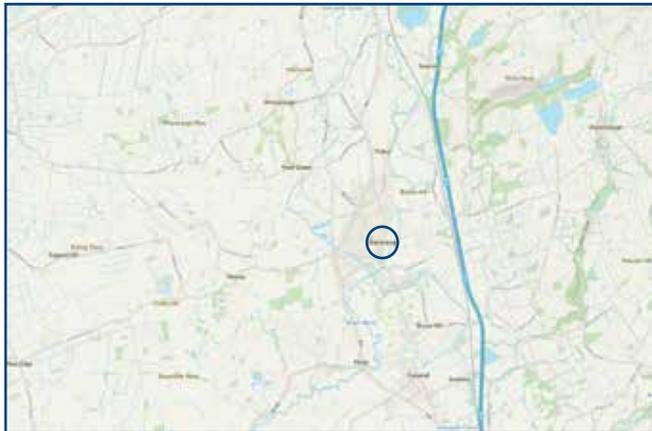
Open Plan



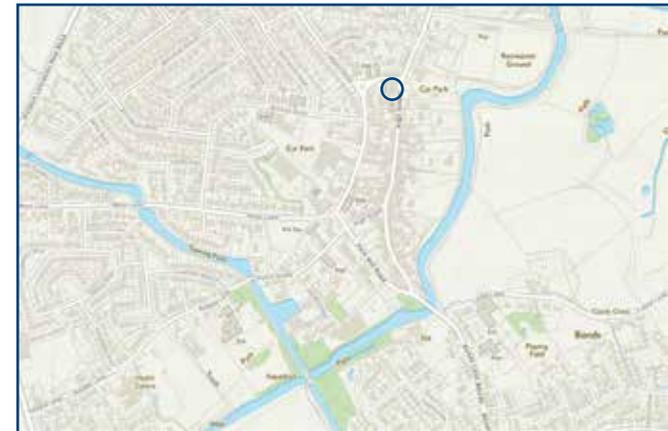
Close to M6 Jct.33



Public Transport



Garstang is an ancient market town within the Wyre Borough of Lancashire. The population of the town itself is around 5000 but when you include the neighbouring villages of Cabus and Bonds the population rises to around to 7000. The town is famous for being the worlds first Fair Trade Town.



## Location

The available space is situated within a brand new development that is positioned to the north of Garstang town centre with direct frontage to High Street (B6430) in a prominent position to provide a one way continuation of High Street through the town centre and a two way street that bypasses the immediate town centre.

The unit also benefits from being adjacent to the town centres main pay and display car park. As the name would suggest some of the units benefit open vistas to the River Wyre and beyond to rolling countryside and the fells. The location is ideally for access into the town centre and all its amenities on offer as well as river walks, sporting and social activities and connectivity to the wider area.

## Description

The commercial units have been constructed over a single ground floor level and provide for a total floor area of approximately 10,000 sqft. The units have been designed to be split into four units if differing sizes as detailed below in the accommodation section. The units will be provided with fully glazed retail style frontages incorporating pedestrian access doors and will be serviced with water, electric and drainage connections. Floors will be finished to a concrete screed and ingoing tenants will be required to fit out as required. Further detailed specification is available to interested parties. Externally the units will benefit landscaped areas to the access points and each unit benefits a service entrance and refuse store. The space was designed with retail occupiers in mind however considered suitable for a variety of uses to include retail uses, office uses, showroom, food/beverage uses and other commercial 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) UNDER OFFER
- Unit 2 185.80 sqm (2,000 sqft) UNDER OFFER
- Unit 3 224.00 sqm (2,412 sqft) AVAILABLE
- Unit 4 174.38 sqm (1,877 sqft) AVAILABLE

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## TERMS

The units are available by way of a new lease on terms to be negotiated. Quoting rental and service charge prices can be provided on application.

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## VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT is applicable on this transaction.

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## LEGAL COSTS

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

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## EPC

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

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## 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 likely rates liability that will arise from their occupation of the unit, subject to their proposed use.

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## SERVICE CHARGE

Occupiers of the units will be obliged to contribute to service charge for their running and maintenance of the facility. Estimated service charge budgets can be provided on application.

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## Enquiries & Viewings

Strictly by appointment with the agents

4 Winckley Court, Preston, Lancashire, PR1 8BU

Telephone: 01772 253 977

[info@parkinsonre.com](mailto:info@parkinsonre.com)

[www.parkinsonre.com](http://www.parkinsonre.com)



Subject to contract  
July 2021

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