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**TO
LET**



SUPERB RETAIL PREMISES

87.4 m² (940.2 ft²)

**The Old Stables
Park Hill Road
Garstang
Preston
PR3 1EL**

- Accessible Location
- Would Suit A Variety Of Uses
- Prominent Town Centre Position

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Location

The property is situated fronting Park Hill Road in the centre of Garstang opposite a Boots supermarket and the Cherestanc Square development. Park Hill Road forms part of the main vehicular route through Garstang town centre.

Other commercial occupiers in close proximity include Garstang Fish & Chips. Garstang's tourist office and Well Pharmacy together with The Kings Arms public house adjacent.

Description

The premises comprise a single-storey purpose built retail unit of conventional brickwork construction, faced with stone to the front elevation, beneath a flat mineral felt roof covering, benefiting from a metal framed glazed shopfront.

Internally, the premises provide open plan sales accommodation to the front with ancillary accommodation to the rear previously fitted as a commercial kitchen, together with a disabled compliant WC facility. The unit benefits from a suspended ceiling incorporating spotlights to the front sales area and comfort cooling.

To the front is an external glazed canopy which can be used for outdoor seating and an enclosed bin store

Services

The premises benefit from mains connections to 3 phase electricity, water and drainage.

Accommodation

The property extends to the following Net Internal Areas (NIA):

	m ²	ft ²
Sales Area	67.6	727.6
Rear Ancillary	19.75	212.6
Total	87.35	940.2

Rating Assessment

From 1 April 2026 the premises will have a Rateable Value of £11,250.

Interested parties are however recommended to make their own enquiries with the local rating department at Wyre Council (www.wyre.gov.uk).

Planning

We understand the premises benefit from a use within Use Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at Wyre Council (www.wyre.gov.uk).

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Asking Rental

£18,000 per annum, exclusive.

Energy Performance Certificate

The Old Station Park Hill Road Garstang PR13 1EL	Energy rating B	Valid until 25 September 2032 Certificate number 5265-6219-0143-1633-0866
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways	
Total floor area	126 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		
<div><div>Under 8</div><div>A+</div><div>1-25</div><div>A</div><div>26-50</div><div>B</div><div>51-75</div><div>C</div><div>76-100</div><div>D</div><div>101-125</div><div>E</div><div>126-150</div><div>F</div><div>Over 150</div><div>G</div></div> <div>Net zero CO2</div> <div>26-50</div>		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

VAT

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

Legal Costs

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

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Enquiries

Please contact the sole agents:

Eckersley

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Contact: Mary Hickman

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