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**TO
LET**



SINGLE STOREY SHOWROOM PREMISES

146 m² (1,572 ft²)

**Unit 2 Nicksons Yard
Park Hill Road
Garstang
Preston
PR3 1EL**

- Accessible Town Centre Location
- On-site Car Parking
- Would Suit A Variety Of Uses
- Available From January 2027

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET

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Location

The premises are situated fronting Park Hill Road in the centre of the busy market town of Garstang opposite Booths 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, Well Pharmacy, Bupa Dental Care, Dewhurst Homes as well as the recently opened Yorkshire Trading Company outlet adjacent.

Description

The premises comprise a single-storey predominantly open plan unit benefitting from an attractive uPVC shopfront and entrance door.

Internally, the unit comprises a large open plan area to the front with a smaller separate room to the rear together with kitchen and WC facilities. The accommodation is presently fitted in keeping with its current use as a gym having a mix of timber sheet and slat boarding to the walls and carpet/rubber flooring together with surface mounted LED strip lights and electric wall mounted panel heaters.

To the front of the unit is a common car park which is for the use of the tenants of Nicksons Yard as well as their clients and customers.

Accommodation

The premises extend to an approximate gross internal area of 146.0 m² (1,572 ft²).

Services

We believe the unit benefits from mains connections to electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £9,200.

Occupiers may therefore qualify for small business rates relief depending on their individual circumstances and interested parties should make their own enquiries of the local rating authority at Wyre Council (www.wyre.gov.uk).

Planning

We believe that the premises benefit from an established use within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the local 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.

The property will be available for occupation from the beginning of January 2027.

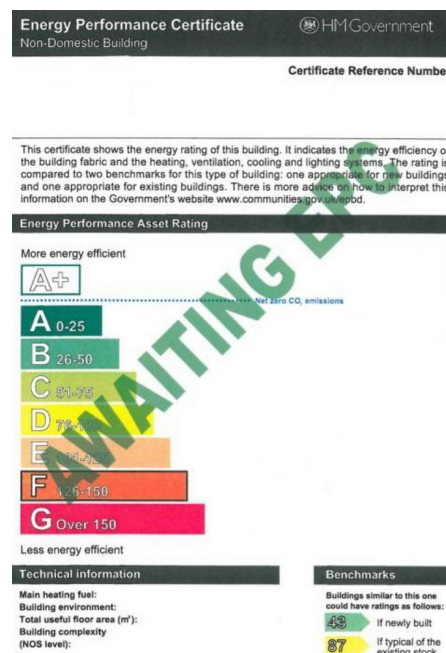
Asking Rental

£21,250 per annum, exclusive

Photographs and Plans

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

Energy Performance Certificate



Legal Costs

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

VAT

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk