

Retail/Office Premises To Let

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Former Café and Shop Old Holly Farm Cabus Garstang Preston PR3 1AA



Location

The premises fall within the curtilage of the Old Holly Farm which used to comprise a Visitor Centre incorporating classrooms, play rooms, café and shop. This particular unit comprises the former café and shop.

The premises are located directly adjacent to the main A6. Junction 33 of the M6 motorway is within three miles distance. Lancaster is some six miles to the north whilst Preston is some fifteen miles to the south. Garstang similarly is within four miles distance.

Local amenities include a shop and garage within close proximity.

Description

The premises comprise the former café and shop of the Old Holly Farm when it was operated as a Visitor Centre.

The building is a former agricultural building being constructed of stone beneath a pitched slated roof surface and has been refurbished to a good standard to provide quality office/retail space. Planning for B1 has been obtained. Any interested parties should make their own enquiries of the local Planning Authority, namely Wyre Borough Council, on 01253-891000.

The premises extend to 135.5 sq.m. / 1,458 sq.ft. or thereabouts.

Accommodation

The accommodation comprises briefly as follows:-

Main Office 135.5 sq.m. / 1,458 sq.ft.



Small Office off



WC Two WC compartments

Externally Parking is available.

External Elevation



Services

Mains water and electricity are connected to the property. Drainage is via a septic tank. The electricity will be sub-metered. The water and heating will be charged on a pro rata floor area basis. The contribution for the subject premises will be based on 33.2% of usage.

Rates

We understand that the premises are to be reassessed for rates.

Lease

The premises are available on a new lease for a term to be negotiated, subject to three-yearly upward only rent reviews, on effectively an internal repairing and insuring basis.

Rent

£8,750 per annum exclusive.

VAT

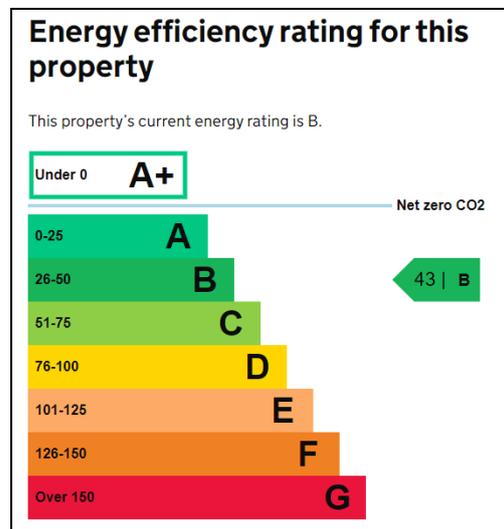
All rents quoted above are exclusive of but will be liable to VAT.

Deposit

A deposit will be required to be paid by the ingoing Tenant on completion of the lease, said deposit to be retained by the Landlord's Agent for the duration of the term. The deposit will be equivalent to one quarter's rent plus VAT.

Energy Performance Certificate

The EPC Asset Rating is set out below. A full copy of the Energy Performance Certificate is available on request.



Costs

The ingoing Tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation of the Tenancy Agreement in the sum of £300 plus VAT.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.