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**FOR
SALE**



INDICATIVE PHOTOGRAPH FOR
IDENTIFICATION PURPOSES ONLY

OFFICE/SHOWROOM PREMISES

251 m² (2,693 ft²)

**The Barn
119 Garstang Road
Catterall
Nr Garstang
Preston
PR3 0PH**

- Profile location providing easy access to A6 and surrounding areas
- Attractive property with stone frontage high specification finish
- Car parking
- Suitable for alternative uses S.T.P.

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Location

The property is prominently situated fronting Garstang Road in Catterall, approximately 1.5 miles south of Garstang town centre. The location benefits from good accessibility, with the A6 approximately 0.5 miles to the east providing direct connections towards Preston and Lancaster, together with convenient access to the wider motorway network via the M6.

The property forms part of an established mixed commercial and residential location, with a good range of amenities immediately nearby. These include Beacon Retail Park, together with various shops, food outlets, restaurants and other local services concentrated along Garstang Road and within Catterall. Garstang town centre provides a more extensive range of retail, leisure and service facilities.

The immediate locality is well established, with commercial development focused around Garstang Road and the A6 corridor, residential development close by and open countryside beyond.

Description

The property is an attractive semi-detached two-storey office & showroom of stone/brick construction beneath mixed pitched profile metal clad and cementitious sheet roof. The accommodation is finished to a high standard providing mainly cellular offices and showroom together with amenity areas.

Internally the accommodation offers a number of features including exposed roof structure into the eaves incorporating skylights providing for a bright showroom area. The accommodation generally benefits from gas-fired central heating, Category II lighting units/pendant lighting, IT networking and uPVC double glazing.

Externally there is a car park able to accommodate circa 4 vehicles.

Services

We note that each building has its own utilities with the left-hand unit having a single-phase electric supply and the right a 3 phase supply. Each unit would therefore be readily subdividable.

Accommodation

We have estimated the premises extend to the following net internal floor areas:

	m ²	ft ²
Left Hand Side		
Ground Floor	63.3	681
First Floor	61.5	662
Total	124.8	1,343
Right Hand Side		
Ground Floor	56.6	608
First Floor	68.9	742
Total	125.5	1,350

Rateable Value

The premises have Rateable Values as below:

Left Hand Side	£13,000
Right Hand Side	£7,100

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 have been used for uses generally 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).

Tenure

Understood to be freehold.

Asking Price

Offers in the region of £400,000.

Energy Performance Certificate

The Barn 119 Garstang Road Catterall, Lancashire PR10 0JY	Energy rating C	Valid until 25 October 2028
Property type Total floor area		B1 Offices and Workshop businesses 293 square metres
Certificate number 8054 3088 6882 4596 4285		
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 C.		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

Photographs and Plans

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

VAT

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

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

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Contact: Mark Clarkson / Harry Holden

Email: preston@eckersleyproperty.co.uk

