

To Let

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

TRADE COUNTER / WAREHOUSE

**Unit 4, Leachfield Industrial Estate,
Green Lane West, Garstang, PR3 1PR**



 **c 3,057 sq ft**
(284 sq m)

TO BE FULLY REFURBISHED

- Prominent location fronting A6 – Preston/Lancaster New Road
- Parking for 6 vehicles and yard area to the front
- Nearby occupiers include James Hargreaves Plumbers Merchants, Ramsdens, Howdens, Coar Farm Supplies

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Description

The property comprises a mid-terrace unit of Clear Space/ Portal Frame construction, together with a yard area to the front and parking for 6 vehicles.

Eaves height is c 4.5M/c 6.5M to the ridge.

Access to the unit is by a fully glazed uPVC entrance door leading into a small reception, office and WC.

There is a full height roller shutter door.

Location

The unit forms part of the popular Leachfield Industrial Estate situated on Green Lane West, half a mile to the west of Garstang town centre.

The Estate benefits from frontage to Preston/Lancaster New Road (A6) which sees 22,000 vehicles passing on a daily basis.

Accommodation

The property has been measured in accordance with RICS guidelines and is formed as follows:

	sq ft	sq m
Warehouse	2,713	252
Office/Kitchen/Toilets	344	32
Total	3,057	284

Rent

Upon application.

Terms

A new effectively full repairing and insuring lease for a term of years to be agreed.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

Legal Costs

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

Services

Full details available upon request.

Rates

The property is entered into the Rating List at Rateable Value £16,500.

EPC

An Energy Performance Certificate is available upon request.

Viewing

Viewing is strictly by prior appointment with the sole agents Young and Co (contact Dean Young).



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This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, Young & Co, or any person in their employment, cannot make or give any representative or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. Subject to contract. Date of publication Feb 25

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