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## UNDER OFFER

### FOR SALE/TO LET

FORMER CAR SHOWROOM PREMISES WITH WORKSHOP & 4  
BEDROOM FLAT

GARSTANG ROAD EAST  
POULTON LE FYLDE



- Situated in highly visible location
- Substantial display area to the front and side
- Alternative uses subject to the necessary planning consents

#### LOCATION

The property occupies a prominent position fronting on to the busy Garstang Road East (A586) approximately 1/3 mile from Poulton-le-Fylde Town Centre. Access to the M55 is via Junctions 3 and 4 being 5 and 4 miles distant respectively. The M55 in turn links with the M6 motorway north of Preston

**DESCRIPTION**

The premises comprise a motor car showroom and service bay facility with flat at first floor level. Construction is of steel frame surmounted by brick rendered walls beneath a flat felted roof. Access to the premises is via steel roller shutter doors to the front and rear.

The accommodation comprises a showroom area including reception, offices and WC facilities plus parts store and a service workshop. The showroom benefits from a solid floor, suspended ceilings, category II lighting and gas fired central heating. The service bay also offers a solid floor and is heated by a warm air space heater. The first floor flat comprises a lounge, dining room, kitchen, 4 bedrooms and a bathroom. Externally there is a secure car parking to the rear of the premises together with display spaces to the front and side.

**ACCOMMODATION**

The gross internal floor areas are as follows:

<b>Ground Floor</b>		
Car showroom, offices, workshop ancillary facilities	5,231ft <sup>2</sup>	486m <sup>2</sup>
<b>First Floor</b>		
4 bedroom flat	1,421ft <sup>2</sup>	132m <sup>2</sup>
<b>Total</b>	<b>6,652ft<sup>2</sup></b>	<b>618m<sup>2</sup></b>

Externally there are 25 vehicle display spaces to the front and side plus 21 general car parking spaces



**PLANNING**

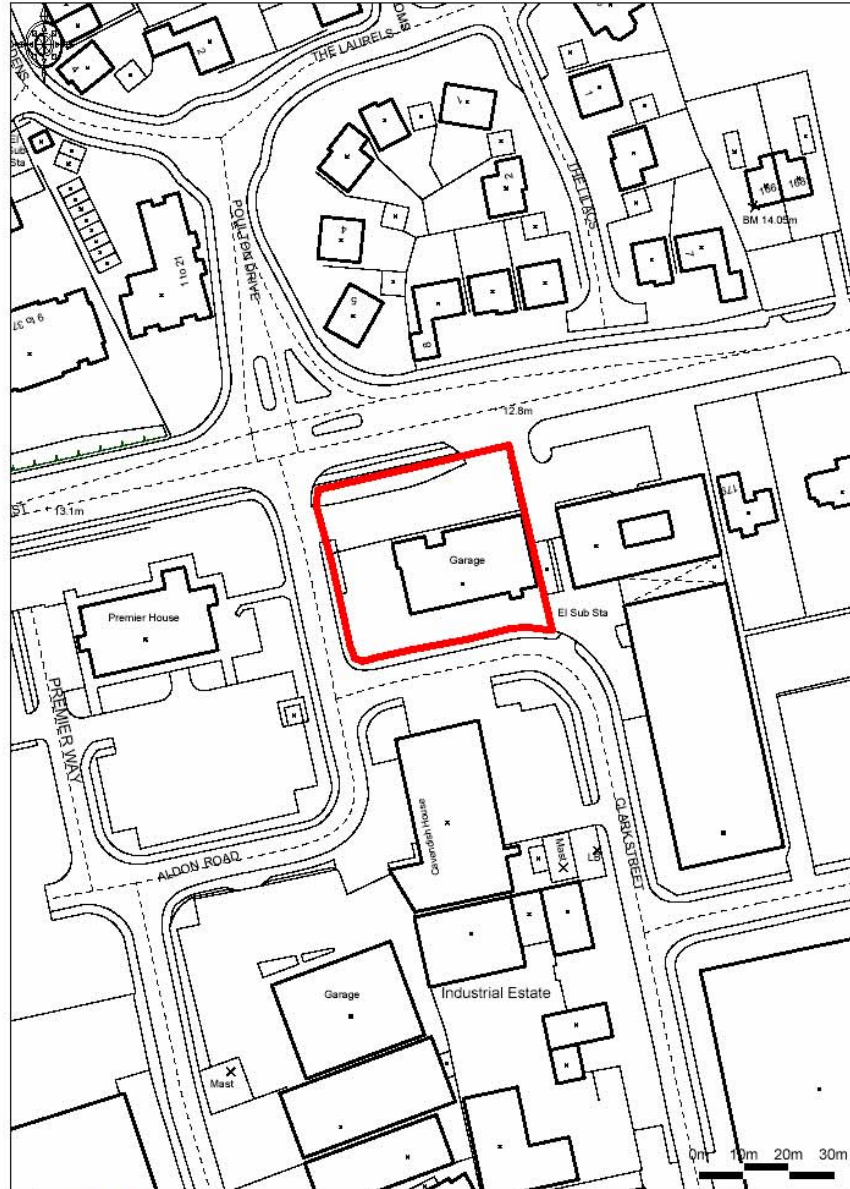
The premises currently have consent for their existing use as a Car Showroom which is a sui generis use classification within the Use Classes Order 2005. Alternative uses may be considered subject to obtaining the necessary planning consent.

Interested parties should make their own enquiries of the Local Planning Authority (Wyre Borough Council Telephone: 01253 891000).

<b><u>RATES</u></b>	The premises have a current rating assessment of £20,750 (2005 list)
<b><u>TENURE</u></b>	The residue of a 999 year lease from 31 January 1985.
<b><u>RENTAL</u></b>	£60,000 per annum exclusive
<b><u>PRICE</u></b>	Offers are invited for the long leasehold interest.
<b><u>LEASE TERMS</u></b>	The premises are available leasehold by way of new lease terms to be agreed and dependent upon tenant status.
<b><u>LEGAL FEES</u></b>	Each party to be responsible for their own legal fees incurred in the transaction.
<b><u>VAT</u></b>	All prices quoted are exclusive of, but may be subject to VAT at the standard rate.
<b><u>VIEWING</u></b>	Danny Pinkus T: 01772 769000 E: danny@pinkus.co.uk

**[www.pinkus.co.uk](http://www.pinkus.co.uk)**

**GARSTANG ROAD EAST  
POULTON INDUSTRIAL ESTATE  
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Ordnance  
Survey

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