

To Let



Preston

290 Garstang Road, Fulwood, PR2 9RQ

Unit 1: 1,000 sq ft (92.9 sq m)

Unit 2: 1,090 sq ft (101.3 sq m)

Rent on Application

2No Brand New Build Units

Location & Description:

- Development site comprising 2No. future New Build Units with outline planning consent for Class E use
- Shopper car parking spaces to the rear
- Situated north of Preston City Centre in the neighbourhood of Fulwood
- Major A road location immediately fronting the A6 Garstang Road, at the busy crossroad junction joining Sharoe Green Lane/Black Bull Lane
- Average daily flow of approx. 24,000 vehicles (Source: Gov.UK, Road Traffic Statistics 2024)
- Costa Coffee together with a newly converted Sainsbury's Convenience Store located adjacent
- Other nearby landmarks include Royal Preston Hospital, Booths Food Hall

Demise:

Unit 1: Ground Floor 1,000 sq ft (92.9 sq m)

Unit 2: Ground Floor 1,090 sq ft (101.3 sq m)

Floor areas exclude rear WC and Bin Store

Rent:

Available upon request.

Lease:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

The Rateable Values will be assessed by the VOA on completion of the new build works.

Date Prepared:

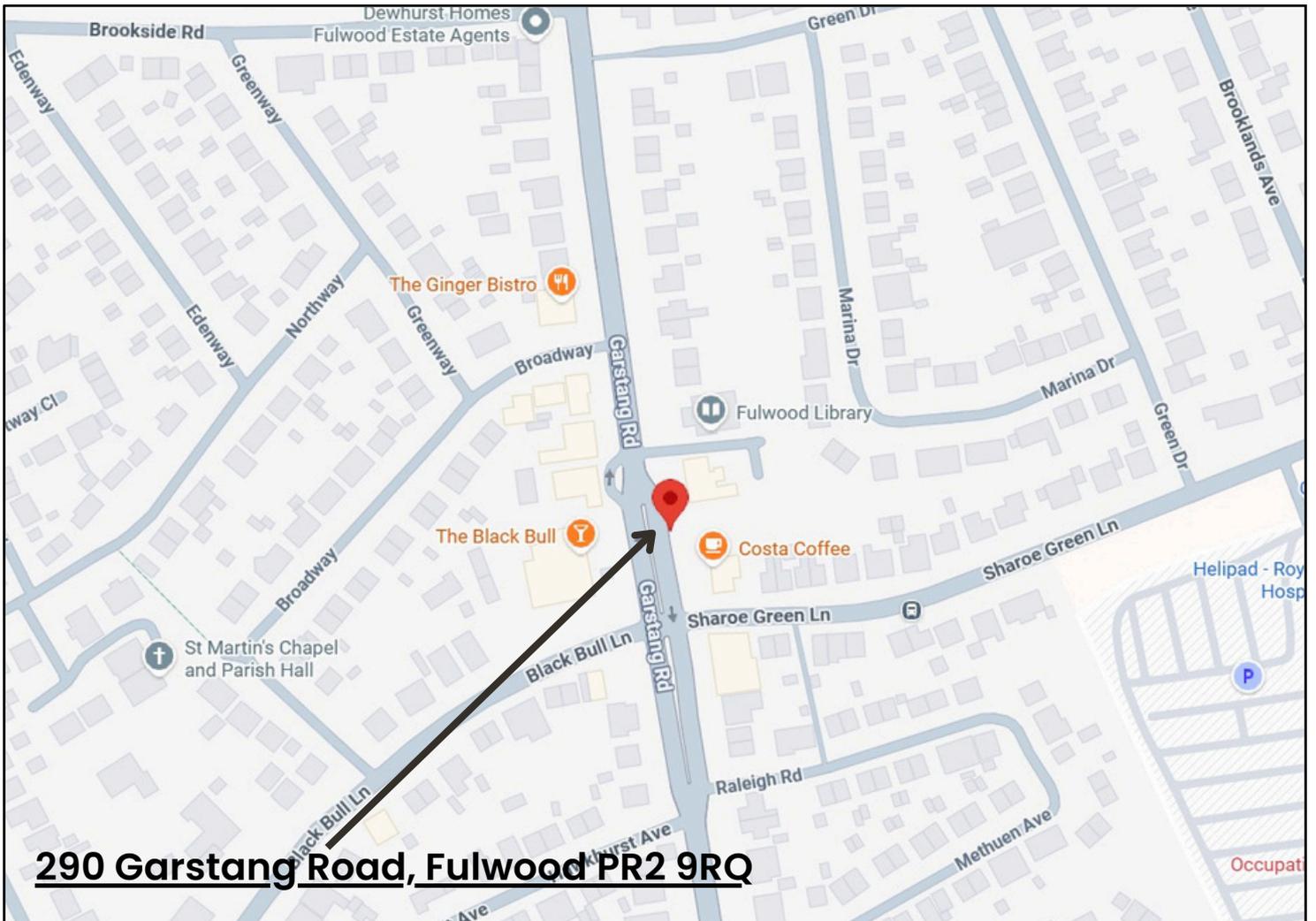
January 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

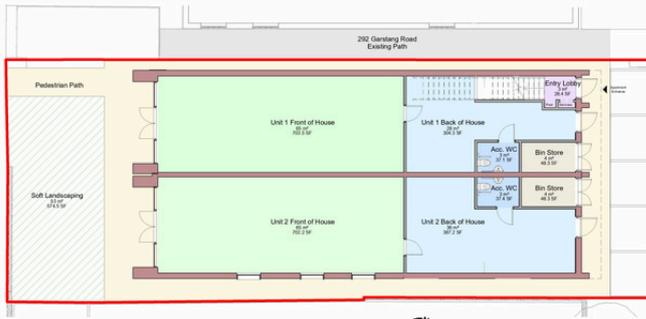
Contact Us:

Mark Proudlove
07808 479310
mark@barkerproudlove.co.uk

Location Plan



Layout Plans



290 Garstang Road Proposed Ground Floor Plan
1:100



290 Garstang Road Proposed First Floor Plan
1:100



Revision	Date	By	CHK
P7	28/10/25	MT	CBC
P6	13/10/25	MT	SP
P5	13/10/25	MT	CBC
P4	03/10/25	LMA	CBC
P3	13/08/25	LMA	CBC
P2	20/08/25	LMA	CBC
P1	09/08/25	LMA	CBC

All dimensions to be verified on site, and the Architect informed of any discrepancies. All drawings and specifications should be read in conjunction with the Rules and Conditions. All contracts should be reported to the appointed Principal Designer.



290 Garstang Road, Fulwood
Preston PR2 9RQ

Sheet Name: Proposed Floor Plans

Purpose of Issue: Planning

Date: 03/10/25

Checked by: CBC

Drawn by: LMA

Scale @ A1: 1:100

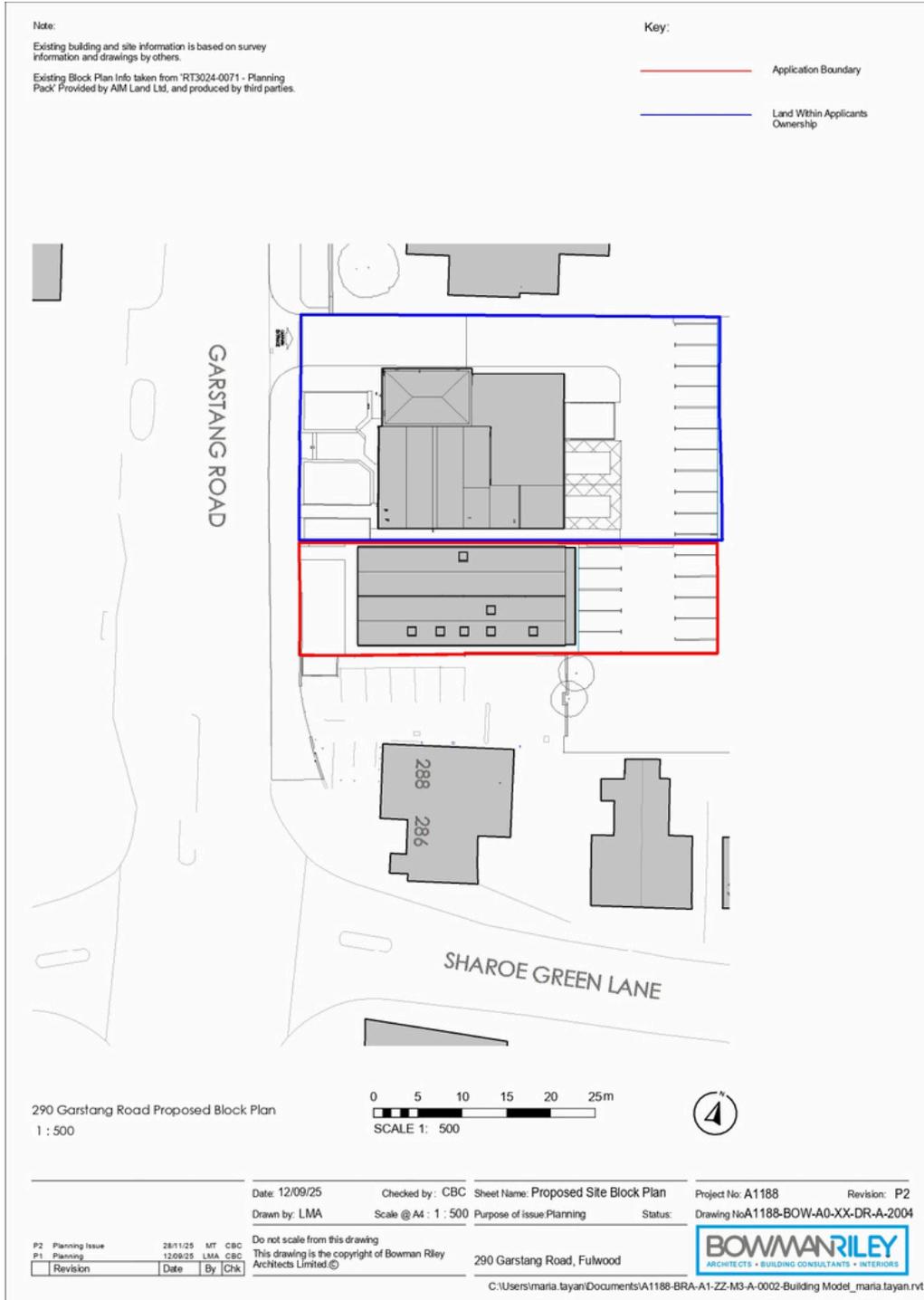
Project No: A1188

Revision: P7

Drawing No: A1188-BOW-ZZ-DR-A-2002

Note:

Misrepresentation Act. Barker Proudlove Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) Barker Proudlove Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of Barker Proudlove limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) Barker Proudlove Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building.



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Proposed Front Facade



Proposed Rear Facade



Proposed Side Elevation