

## **TO LET**

### **CAFÉ PREMISES IN THE COACH HOUSE, HURST GRANGE PARK, OFF HILL ROAD, PENWORTHAM, PR1 9XH**



- **Newly refurbished premises.**
- **Hurst Grange Park attracts over 130 000 visits a year.**
- **The recent refurbishment of the play area is attracting additional visits.**

## Location

The Coach House lies in the heart of Hurst Grange Park, which can be accessed from Hill Road in the east, Cop Lane and Hurst Park in the west and by means of a footbridge over Penwortham Way from Corncroft to in the south. The Coach House is close to the recently refurbished play area, and next to the main pedestrian/cycle route through the Park.

Hurst Grange Park is located around a third of a mile (0.5 km) south of Penwortham town centre and approximately three and half miles (5.6 km) north-west of Junction 29 on the M6.

## Description

The café consists of a kitchen area plus an indoor seating area. The tenant will also have the use of the covered courtyard to the rear of the Coach House and the paved courtyard to be constructed in front of the property. Additional secure storage space within the Coach House may also be available by negotiation.

## Accommodation

The café is located on the ground floor of the Coach House, and is as follows:

Seating Area:	25m <sup>2</sup> (269 sq ft)
Kitchen:	10m <sup>2</sup> (108 sq ft)
<b>Total</b>	<b>35m<sup>2</sup> (378 sq ft)</b>

## Rental

Rental offers will be invited.

## **Lease Terms**

The lease term will be a term of six years, with a rent review in the third year.

The lease will effectively be on full repairing and insuring terms.

## **Opening Hours**

The café will be required to open from 10am to 4pm on Thursdays, Fridays, Saturdays, Sundays and bank holidays (except Christmas Day). Extended opening hours or opening on additional days may be permitted, subject to agreement with the Council.

## **Services**

It is understood that mains electricity, water and a phone line are available at the property, and foul drainage is by means of a sewage treatment package system. There is no gas supply.

## **Rating**

The property requires assessment for non-domestic rates.

## **Planning**

It is understood that the property has planning consent for use as a cafe.

## **Marketing Process**

In the first instance South Ribble Council seeks expressions of interest from prospective lessees, who should complete and return the attached form by 5pm on Friday 30<sup>th</sup> April 2021.

The Council will evaluate the expressions of interest and invite rental offers from applicants deemed suitable by 5pm on 28<sup>th</sup> May 2021.

The cafe will be available for occupation by the end of June 2021.

## **Enquiries**

For all enquiries or to arrange a viewing, please contact:

Brett Spence - Telephone: 01772 625432, E-mail: [estates@southribble.gov.uk](mailto:estates@southribble.gov.uk).

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2. Any information contained in these particulars (whether in text, plans or photographs) is given in good faith but should be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed as a representation that the property is in good condition or otherwise, nor that any services or facilities are in good working order.
4. Any photographs included in these particulars show only certain parts and aspects of the property at the date when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as depicted in the photographs. Furthermore, no assumption should be made in respect of any areas which are not shown in the photographs.
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7. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be statement that any necessary planning, building regulations or other applicable consents have been obtained and these matters must be verified by intending purchasers or tenants.
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