

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 ² (269 sq ft)
Kitchen:	10m ² (108 sq ft)
Total	35m² (378 sq ft)

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 30th April 2021.

The Council will evaluate the expressions of interest and invite rental offers from applicants deemed suitable by 5pm on 28th 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.

IMPORTANT NOTICE

South Ribble Borough Council (the Council) hereby gives notice to anyone who reads these particulars as follows:

1. These particulars are prepared for the general guidance only of prospective purchasers and/or tenants. Whilst they are intended to give a reasonable overall description of the property, they are not intended to constitute part of either an offer or a contract.
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.
5. Any areas, measurements or distances referred to in these particulars are approximate only.
6. Any prospective purchaser or tenant must satisfy themselves by their own inspection investigation and enquiries of the accuracy of any information contained in these particulars on which they intend to rely.
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.
8. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
9. No officer, employee or agent of the Council has any authority to make or give any representation or warranty, or to enter into any contract whatsoever in relation to the property.
10. Whilst the Council will give due consideration to all offers received, the Council does not bind itself to accept the highest or indeed any offer received.
11. FINANCE ACT 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves as to the incidence of VAT on any transaction.
12. GENERAL DATA PROTECTION REGULATION - All personal data supplied by potential purchasers or tenants will only be retained by the Council until the sale/letting of the property has been completed, when the data will be deleted from the Council's records.
13. PROPERTY MISDESCRIPTION ACT 1991 - These details are believed to be correct at the date of compilation but may be subject to subsequent amendment.