



Great Sankey Hub, Lingley Green Avenue, Warrington, WA5 3AA

Concession Area plus Separate Room at the Rear

Summary

Tenure	To Let
Available Size	280 sq ft / 26.01 sq m
Rent	£18,000 per annum all inclusive of Service Charge
Business Rates	Not separately assessed.
EPC Rating	B (29)

Key Points

- Popular Leisure Centre
- Free Parking
- Opposite Reception
- Unique Food & Beverage Offer

Location

The space is situated within the entrance foyer to the Hub, which is a modern major Council run Leisure facility situated 2.5 miles to the west of Warrington Town Centre. The Hub offers a whole range of indoor and outdoor sporting facilities including football, tennis, swimming and a gym currently boasting approximately 5,000 members.

Description

An open area facing onto the Reception area of the Hub benefitting from maximum exposure to all participating members of the public. The Hub has ample car parking available. A separate room at the rear is including within the space to be let for preparation of food and beverages. Ingoing Tenant will be required to install their own serving counter.

Accommodation

The accommodation comprises the following areas plus a separate room to the rear for preparation of food and beverages.

Name	Floor/Unit	sq ft	sq m
Unit	Unit	180	16.72
Unit - Rear Storage/Preparation	Unit	100	9.29
Total		280	26.01

Services

Mains electricity and water are available.

Separate side service door available for deliveries.

Lease Terms

Available on a 3 year Lease outside the security of tenure provisions of the Landlord & Tenant Act.

Rental

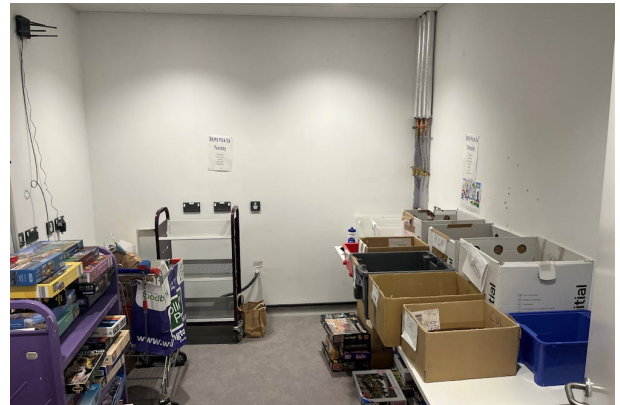
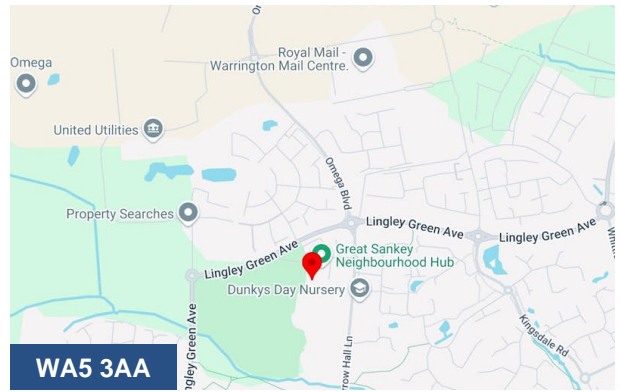
£18,000 per annum inclusive of Service Charge and utilities.

Rates

Not yet separately assessed.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



Ian Scott

01925 414909

iscott@morganwilliams.com

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