

TO LET

FULLY FITTED CAFE

124.90 SQ M (1,344 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



TYRONE HOUSE
369 HAYDOCK LANE
HAYDOCK
WA11 9UY

£12,000
Per annum

- Located on an established industrial estate
 - Fully fitted café with kitchen equipment
 - Separate seating area and take-away counter
 - Car park at front
 - Inclusive rental incentive in the first year
 - Close to A580 East Lancashire Road
- Incentives available (subject to terms and tenant status)**
- **50% off 1st year rent**



LOCATION

Tyrone House is located within Haydock Industrial Estate, a well established estate providing over 250,000 sq ft of industrial accommodation.

The A580 East Lancashire Road runs adjacent to the estate, providing connections to Warrington, Liverpool and Manchester.

Junction 23 of the M6 motorway is just over 1.5 miles to the east, approximately 5 minutes by car.

The café occupies a prominent position fronting Haydock Lane.

DESCRIPTION

The property comprises a fully fitted café, including kitchen equipment, tables and chairs.

The space has been split to provide a dedicated seating area, separate takeaway only counter and kitchen area.

The café is situated within a multi-let office building, with a large potential customer base in the surrounding industrial estate.

Externally, there is a car park to the front for up to 20 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Café Seating	72.00	775
Kitchen/Prep	20.00	215
Take Away Counter	32.90	354
TOTAL	124.90	1,344

LEASE TERMS & RENTAL

Available by way of a new Tenants Full Repairing & Insuring Lease for a negotiable term.

The rental is £12,000 per annum. Incentives available in the first year.

The service charge is 5% of the rent (currently £600 per annum).

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Electricity and gas are charged on a metered usage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £12,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: C (57).

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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