

To Let



property details

Former restaurant & farm shop (may split). Suitable for a variety of uses.



Road frontage gives good signage opportunities

Accommodation can be split

Part of working farm with permanent residential presence

Attractive rural location

Flexible lease terms

Fixtures and fitting can be acquired by negotiation

Former restaurant & farm shop

Suitable for alternative uses subject to planning

Plentiful on-site parking and circulation space

Fully equipped commercial kitchen

Close to major tourist attractions Martin Mere & Windmill Farm

HOMESTEAD FARM, WIGGINS LANE, HOLMESWOOD, LANCASHIRE L40 1UJ.

LOCATION

The premises are prominently situated on Wiggins Lane in the small rural village of Holmeswood. All local facilities are available in Burscough which is approximately 3.5 miles to the south. Martin Mere Wetland Centre lies immediately to the south and attracts almost 200,000 visitors per year.

There are good road connections to the site giving easy access to the major conurbations of Southport, Liverpool, Wigan and Preston.



SPECIFICATION

- Mains electricity
- Fully fitted commercial kitchen in stainless steel
- All restaurant fixture and fittings remain in-situ
- Substantial car parking
- Double glazed feature windows to restaurant
- Flat screen TV to restaurant



DESCRIPTION

The premises comprise a single storey former agricultural storage building constructed on a steel portal frame with profile steel cladding to walls and roof. The premises have been converted to provide a farm shop to the front and restaurant to the rear which has been fitted out to a very high standard.

The premises will suit a variety of alternative uses. There is abundant car parking available and good circulations space around the building.



ACCOMMODATION

The premises have been measured on a net internal basis and provides the following accommodation: -

Description	sq.m.	sq.ft.
Farm Shop	76.04	819
Restaurant	131.34	1414
Customer Toilets	12.86	138
Kitchen	65.80	708
TOTAL	286.04	3079

VIEWING

For further information or to arrange a viewing please contact Nick Eckersley or Ray Eckersley on 01695 576844.



TERMS

The premises will be offered by way of a new lease at a rental in the region of £25,000 p.a. The accommodation can also be split and let in parts.

RATING ASSESSMENT

The premises have a rateable value of £9,100.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance certificate is attached.

LEGAL COSTS

Each party to be responsible for its own legal costs incurred in the transaction.

VAT

All rents, prices, outgoings etc. are exclusive of, but may be liable to VAT.

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