



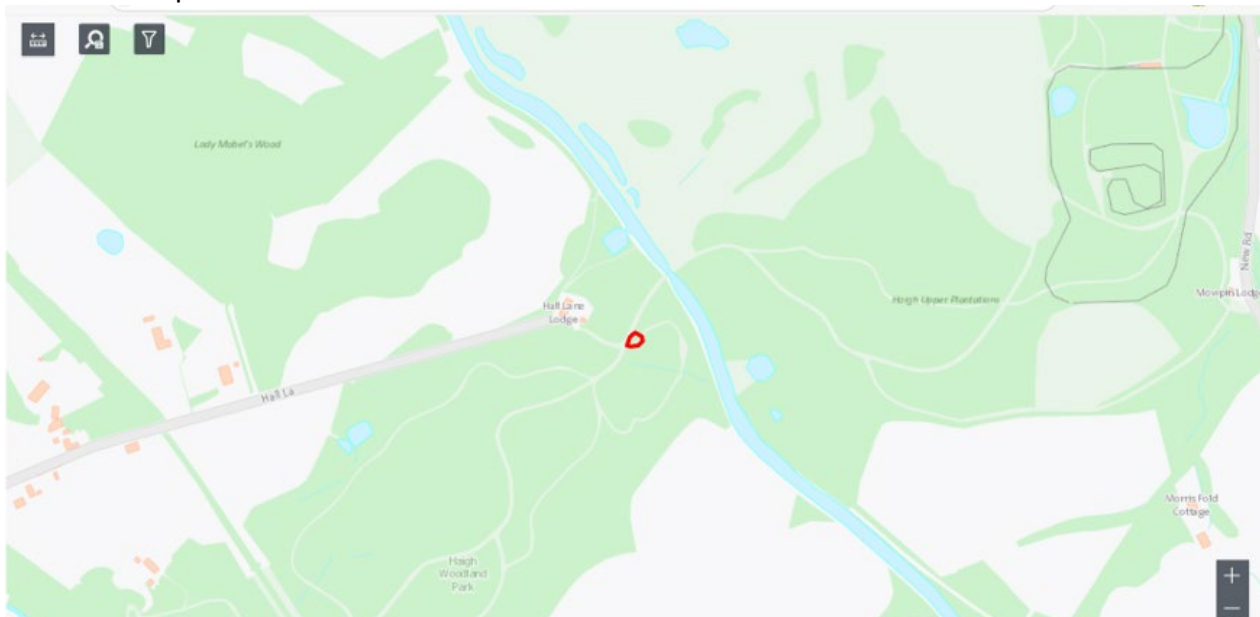
Retail Premises Woodland Hub Kiosk, WN1 2SG



plincke.



Location Map



Wigan Council, Resources Directorate, Corporate, Contracts & Assets, PO Box 100, Wigan WN1 3DS.



Location

A self-contained kiosk cabin café set in the Woodlands at the top of Hall Lane (Haigh Woodland Park).

Description

This is an opportunity to lease a brand-new kiosk in Haigh Woodland Park. This is based at the top of Hall Lane which attracts 29,000 visitors in the area per annum. The kiosk is funded by the National Lottery Heritage Fund (NLHF). The Council is looking for a suitable tenant to offer drinks and food items which can be eaten on benches provided or to take away. The detached kiosk of 4.8 x 2.4m. comprises drinks/food preparation area and serving hatch. There is an adjacent W/C block. It will have the benefit of an electric supply, mains water and mains drainage connections.

Rental

Rental offers are invited in the region of £7500 per annum exclusive of VAT. Rent will be payable monthly in advance by Direct Debit. Please note that the property is not available to purchase.

Outgoings

The kiosk is not currently rated separately but prospective tenants should make their own enquiries to Business Rates Tel 01942 489001. The Applicant will be responsible for all rates, taxes and outgoings of an annual or recurring nature, levied on the premises.

Terms

A new 5-year lease is available. The tenant will be responsible for all repairs and insurance.

Costs

The applicant will be responsible for their own surveyors and legal costs in connection with the proposed lease.

Further information

Please contact Dianne Latham on 01942 827341 Dianne.Latham@wigan.gov.uk for further information.

Disclaimer: - The property is offered subject to contract, availability and confirmation of details. - These particulars do not form part of any contract and, whilst believed to be correct, third parties must satisfy themselves of their accuracy. Wigan Council gives notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Wigan Council has any authority to make or give any representations or warranty whatever in relation to this property.

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