



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

Fully Fitted Spa Facility

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 3,145 sq ft / 292.18 sq m |
| <b>Rent</b>           | £31,500 per annum         |
| <b>Business Rates</b> | Upon Enquiry              |
| <b>EPC Rating</b>     | Upon enquiry              |

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 3,145 sq ft   |
| <b>Rent</b>           | £31,500 per annum   |
| <b>Business Rates</b> | Upon Enquiry  |
| <b>VAT</b>            | VAT to be confirmed.  |
| <b>Legal Fees</b>     | Each party to bear their own costs. Each party are to be responsible for their own. |
| <b>EPC Rating</b>     | Upon enquiry  |

## Description

Video of Spa: <https://vimeo.com/745448673/68902bc2ab> Great Sankey Neighbourhood Hub is a modern, state of the art community facility. The centre combines facilities for sport, health and the arts and includes a public library. The sports facilities are extensive with swimming pools, tennis courts, football pitches and fitness studios.

The Spa is a fully fitted facility with the layout illustrated below. There are four treatment rooms off an attractive reception which also leads to a spa wet zone where there are salt and steam aroma rooms, saunas, ice fountain and spa pool. All areas are fitted to an extremely high standard including changing rooms with shower facilities. A private courtyard allows clientele open air relaxation.

## Location

The Hub is located to the north west of Warrington Town Centre in the residential suburb of Great Sankey. Junction 8 of the M62 is only 4km away providing ready access to Liverpool and Manchester and the intersection with the M6 (6km from junction 8).

## Local Authority

Warrington

## Lease Terms

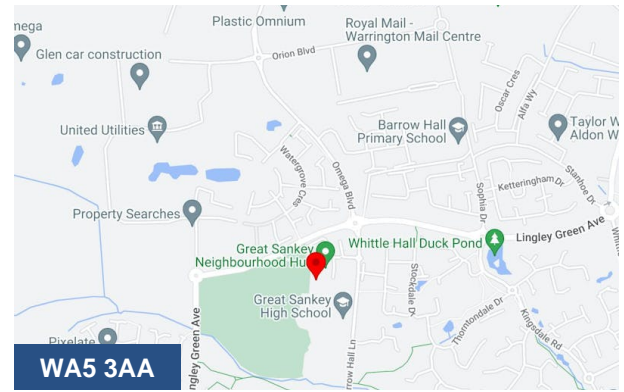
Available for a negotiable term.

## Rental

£31,500 per annum to include all fitted equipment. All other non-fitted equipment is available by separate negotiation.

## Service Charge Information

Payable for communal services to the Spa.



## Viewing & Further Information



**Ian Scott**

01925 414909

[iscott@morganwilliams.com](mailto:iscott@morganwilliams.com)

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/06/2024

