

**TO LET: INCENTIVES AVAILABLE**

**Former Gym / Office Premises**

**£18,000 per annum**

# Fitton Estates

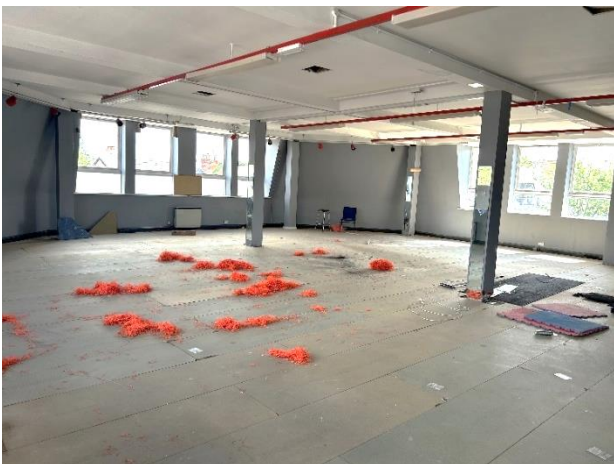
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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## The Cloisters, 6a & 6b Halsall Lane, Formby, Liverpool, L37 3PX



- Central Formby Village location
- 7,389 sq ft approx GIA
- Formerly Gym / Health Centre and Offices
- Would Suit Variety of Uses Subject to Permissions
- Available with Benefit of a New Lease



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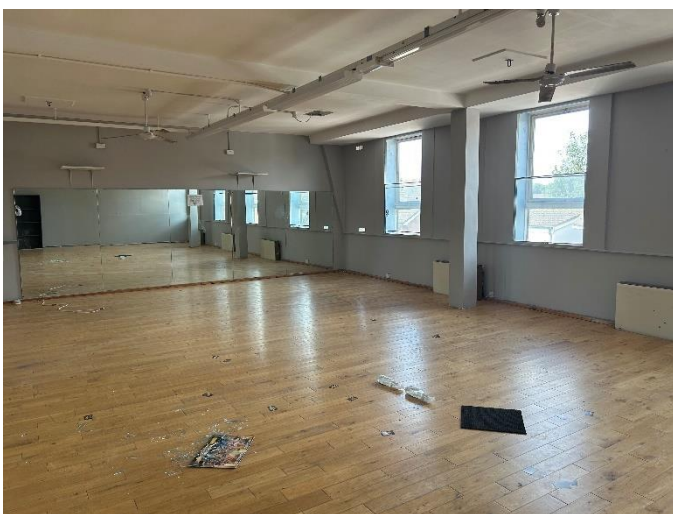


**Location:** The subject premises are situated to the first floor of the Cloisters Shopping Centre, accessed via a ground floor entrance to Halsall Lane. Halsall Lane is located to the centre of Formby Village with several with nearby multiple retailers including Marks & Spencer Simply Food, Specsavers and British Heart Foundation.



**Description:** First floor leisure and office accommodation accessed via a ground floor pedestrian door with a return staircase leading to the first floor, formerly used as a gym and health centre. The accommodation is presented to provide open plan gym/training rooms together with male & female changing rooms, canteen facilities and a provisional sauna room.

The premises also provide a number of cellular office rooms with typical specification including suspended ceilings with recessed category 2 louvers, plastered and painted walls and carpet floor covering. Separate male & female W.C.'s are provided together with kitchen facilities. On site pay and display car parking is available to the rear of The Cloisters Shopping Centre.







**Accommodation:** It is understood the premises extend to approximately 686.51 sq m (7,389 sq ft) Gross Internal Area.

**Terms:** The premises are offered To Let by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

**Rent:** £18,000 per annum, exclusive of all other outgoings.

**Service Charge/Insurance:** We are informed the service charge for the current year is approximately £6,888.36 (including VAT). It is understood current building insurance payments are in the sum of approximately £6,900.93 (plus VAT).

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

**Planning:** The property was formerly utilised as a gym/health facility although would be considered suitable for a variety of alternative uses, subject to all appropriate permissions and landlord's consent.

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Legal:** Ingoing tenant to be responsible for their own legal costs.



**Business Rates:** It is understood the property has a current rateable value (1 April 2023) of £19,500.

Tenants are advised to contact the Valuation Office and Local Authority to qualify the likely payments and any reliefs that may apply.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

### Details Prepared 27 July 2023

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