

**TO LET**

**Fully Fitted Commercial Kitchen  
With Servery and Seating Area**

**£20,000 per annum inclusive of  
service charge but excluding all  
other outgoings**

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Commercial Kitchen, West Lancashire Investment Centre, Whitemoss Business Park,  
Skelmersdale, Lancashire WN8 9TG**

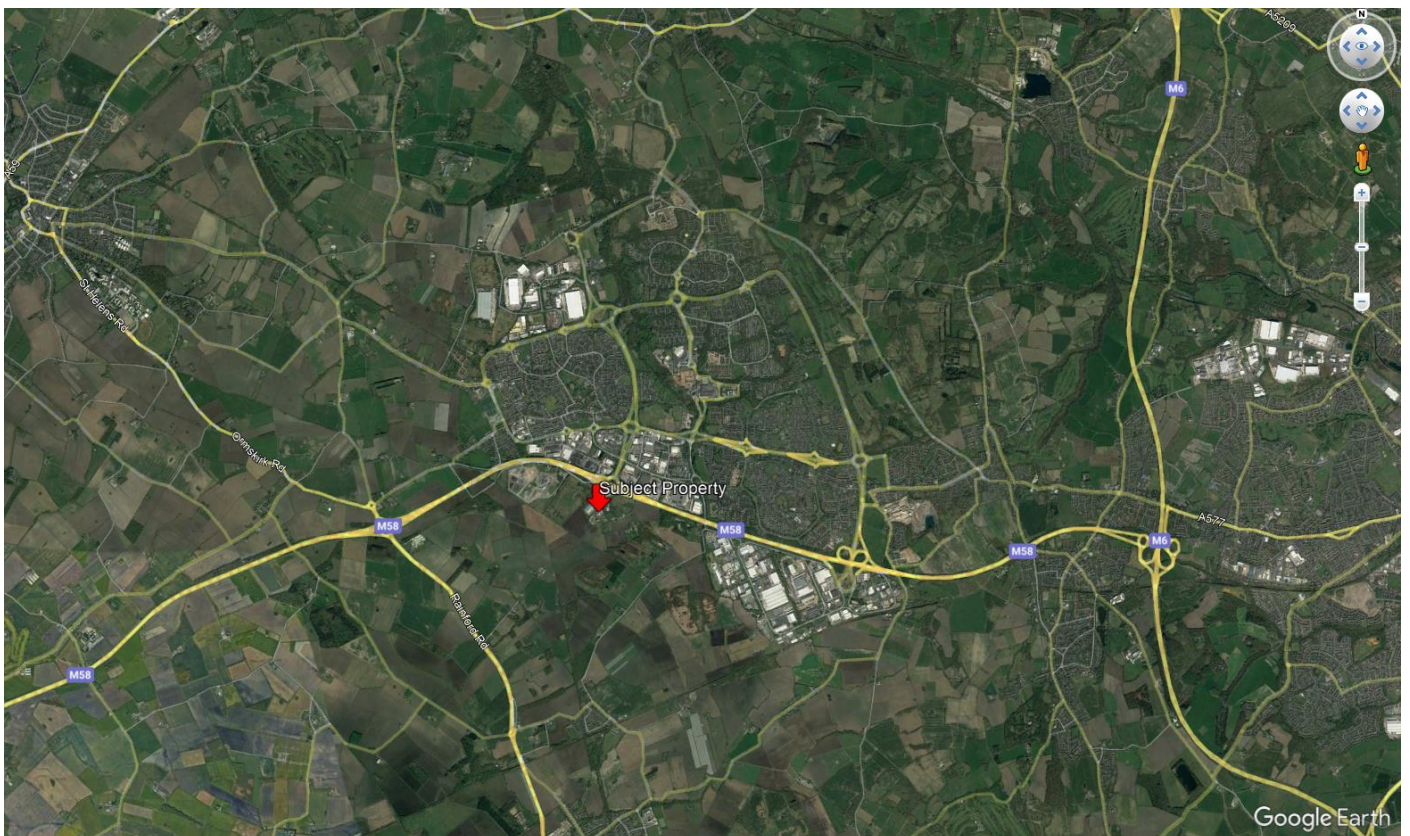
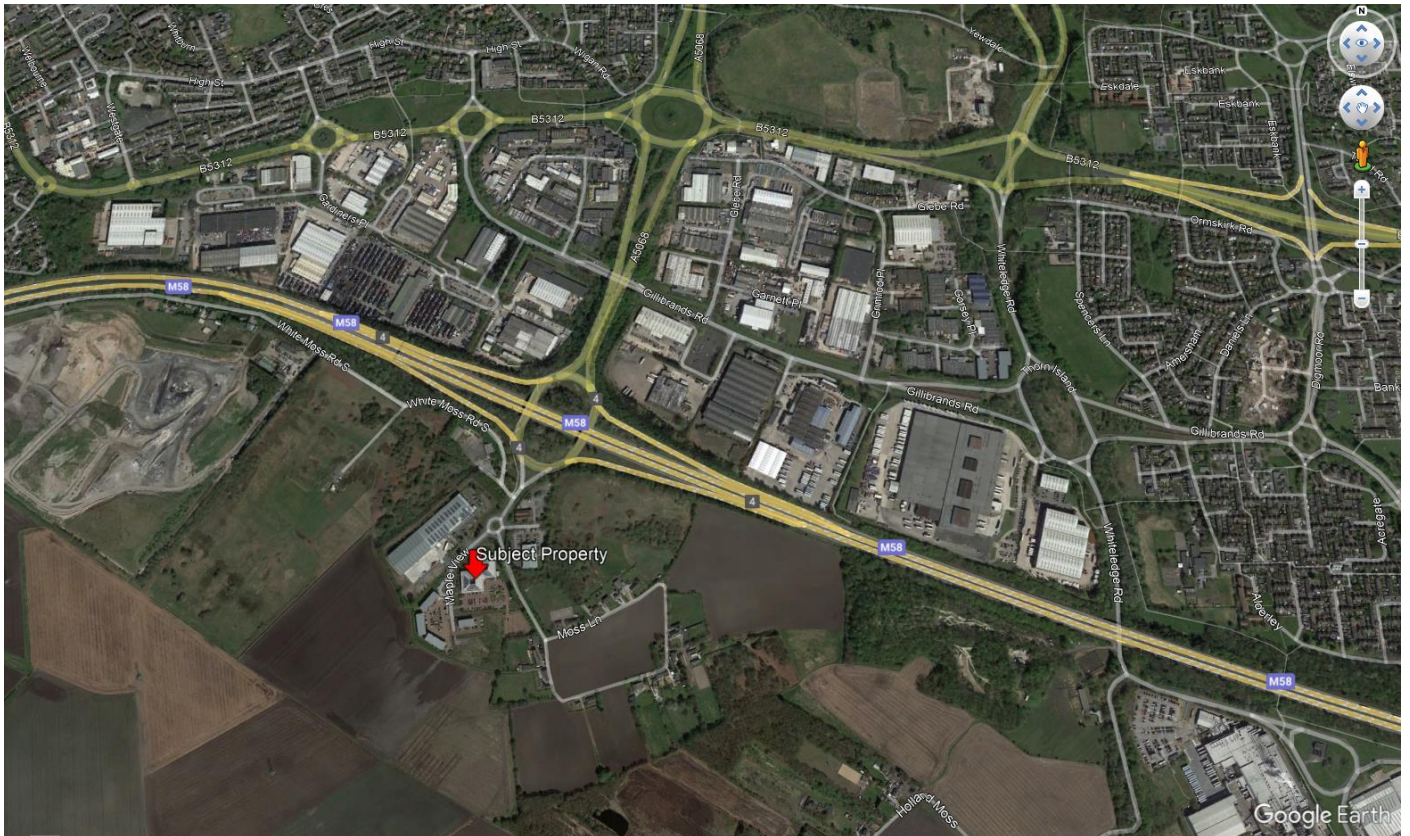


- **Commercial kitchen and catering opportunity within West Lancashire Investment Centre.**
- **Rental inclusive of service charge.**
- **Approximately 1,300 square feet.**
- **Open to the general public as well as to tenants of the Investment Centre and wider Business Park.**
- **Fully fitted facility.**
- **Subject to inventory of landlord's fixtures and fittings.**
- **Scope for additional outside catering opportunities, meal preparation, cooking classes etc.**
- **Operator to provide a counter service between 08.30am to 2.00pm as a minimum, Monday to Friday.**
- **Opportunity to provide catering for conferences / meetings held at the centre.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)**

**Location:** The West Lancashire Investment Centre is situated at Junction 4 of the M58 just over four miles from Junction 26 of the M58 and offers easy access to the region's motorway networks and major conurbations of Liverpool, Manchester and Preston, whilst itself enjoying an uncongested, attractive rural setting with plentiful on site car parking.



**Description:** West Lancashire Investment Centre serves to provide prestigious business accommodation offering some 43 suites together with conferencing rooms and a commercial catering kitchen.

The opportunity provides a commercial kitchen for on-site catering with access to a large seating area ideal for meetings and networking. It further provides scope for the occupier to utilise the facilities for other commercial enterprise, for example, external catering, meal preparation, cookery classes, etc.

The on-site food service is open to Centre tenants as well as workers from across the wider Business Park and the general public. There is also additional demand for buffet catering for business conference events held at the Centre. The tenant would be the sole provider of the Investment Centre food offer.

The kitchen comes with a comprehensive inventory of landlord fixtures and fittings as would be expected to be found in a commercial kitchen. These would be PAT tested and serviced prior to the start of the lease and would remain in the ownership of the landlord for the sole use of the occupier who would thereafter take responsibility for service and testing. Fair wear and tear would be accepted. The landlord would not be responsible for replacing those items beyond their useful life or not repairable.

Rental is inclusive of service charge excepting utilities with the tenant being responsible for those costs arising from their own usage. The tenant would likewise be responsible for the payment of business rates, if applicable. The area is to be separately assessed.

Expressions of interest will be considered on their individual merits, however it would be a stipulation that a counter service is available 08:30 a.m. till 2:00 p.m. Monday to Friday as a minimum.

An inventory of the landlord's fixtures and fittings is available on request.





**Rental:** £20,000 per annum exclusive of all other outgoings, but inclusive of service charge.

Please note, references and a deposit would be required and a minimum term of three years is ideally sought.

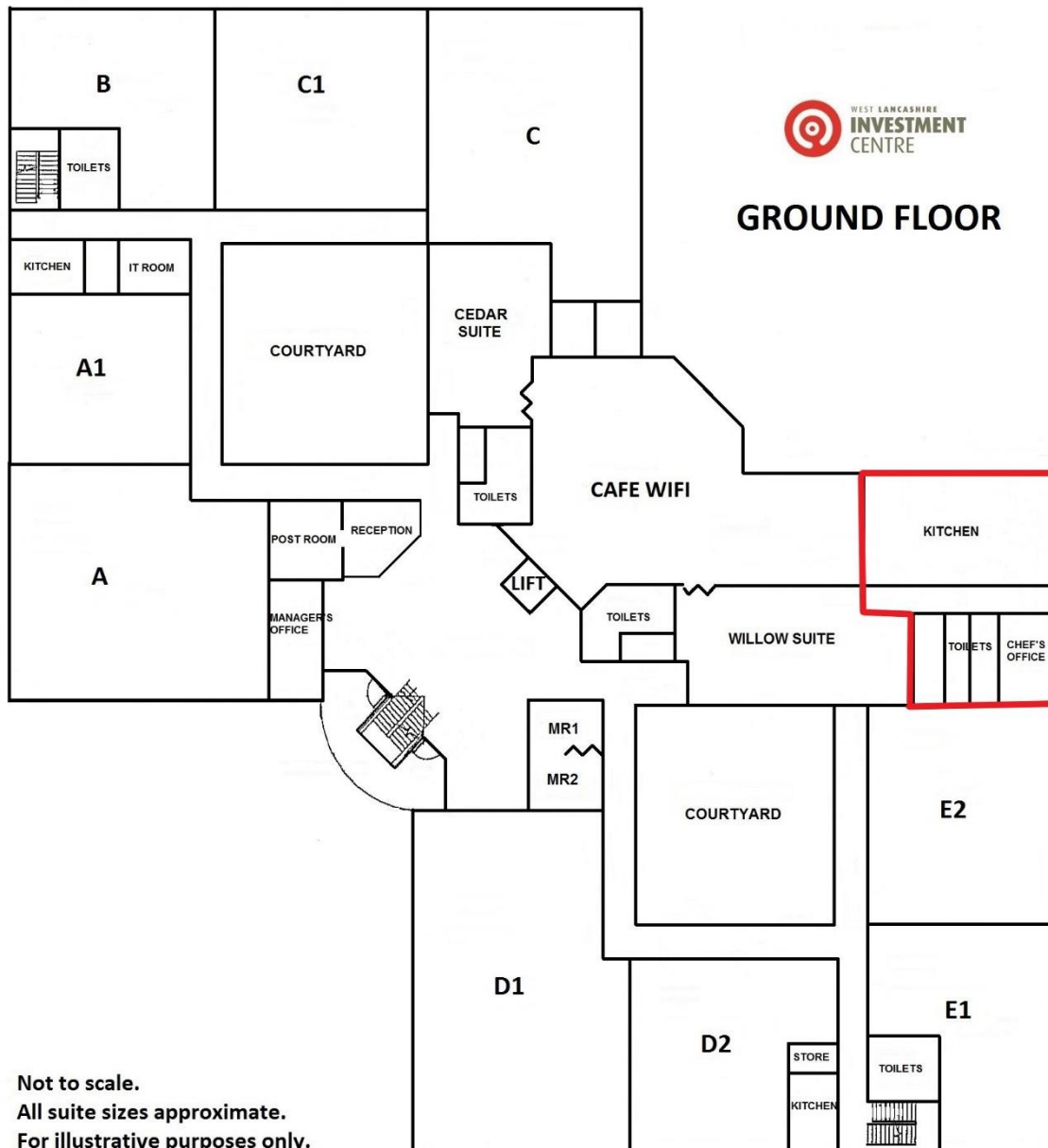
**Utilities:** The accommodation is currently not separately metered for utilities. Intention would be for it to be so.

In the interim it is proposed that on an open book arrangement the tenant reimburse the Centre the cost of utilities used, with appropriate review provisions.

**Business Rates:** The café facility is not currently separately assessed for business rates purposes, but it would be the tenant's responsibility for the payment of business rates, if applicable.

**Legal:** Each party is to be responsible for their own legal costs incurred in the preparation of the lease and associated documentation.

**Accommodation:** Floor plan not to scale and provided for indicative purposes only.



Not to scale.  
All suite sizes approximate.  
For illustrative purposes only.

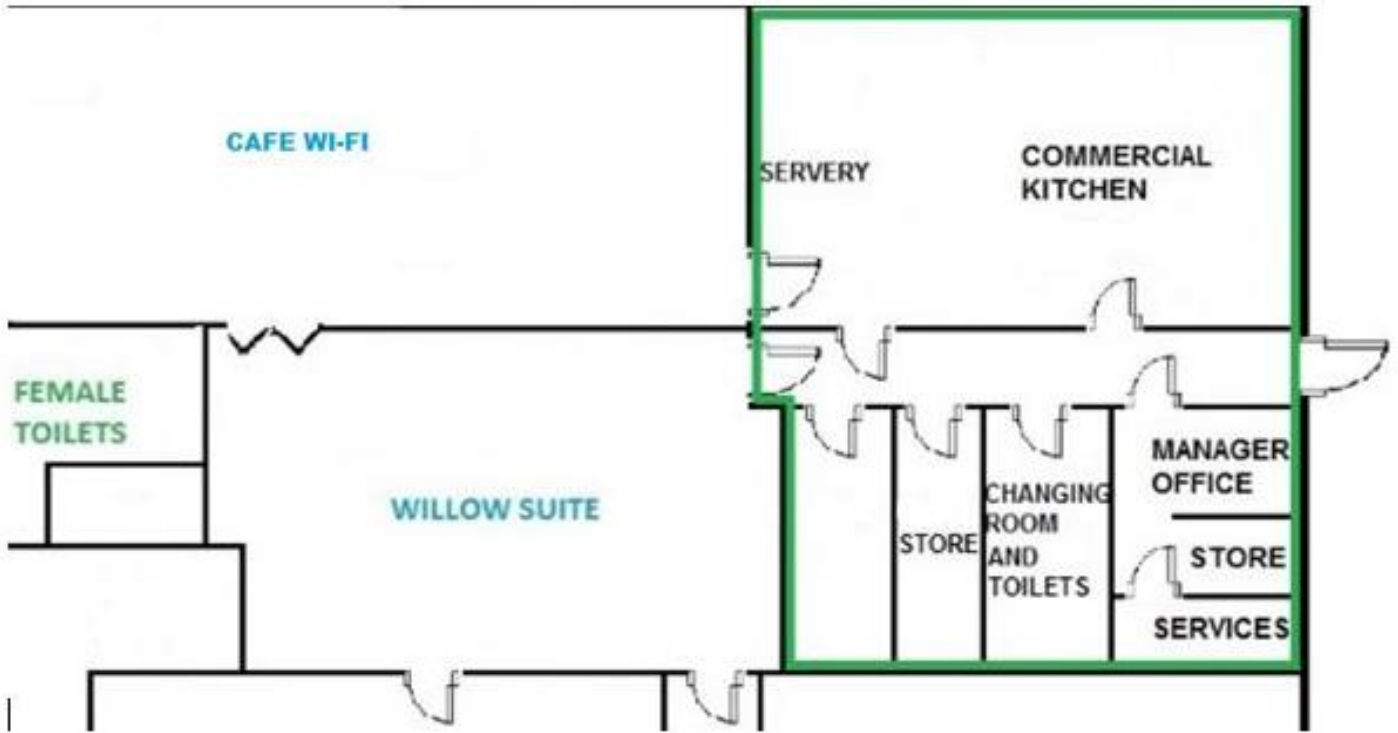
**Red line provided for indicative purposes only.**

**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.

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

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

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



### Details Prepared 25 October 2023

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers 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 them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.