

BEN ROSE



Shaw Hill, Whittle-Le-Woods, Chorley

£2,100 PCM

Ben Rose Estate Agents are delighted to bring to market an incredible opportunity to let a unit space in one of the North West's most prestigious Hotels and Spas. The unit was previously used as a sales office and a sales office waiting room, and is situated on the first floor in the leisure building, providing a highly sought after space for a business to be situated in a prime location.

Nestled in the heart of Lancashire's countryside, Shaw Hill Golf & Spa Hotel is a Grade II listed Georgian manor that seamlessly blends historical charm with modern luxury. Set within 192 acres of verdant parkland, the estate boasts a challenging 18-hole championship golf course, offering panoramic views and a serene environment for both relaxation and recreation. The hotel features 30 individually styled en-suite bedrooms, each reflecting the period elegance of the building while providing contemporary comforts. Guests can indulge in a range of amenities, including a state-of-the-art leisure club equipped with a heated indoor pool, sauna, steam room, and jacuzzi. The on-site Elemis Spa offers a variety of treatments designed to rejuvenate the body and mind. Culinary delights await at Allamby's Brasserie & Bar, where a classical French menu with a modern twist is served in a relaxed atmosphere. Whether you're seeking a peaceful retreat, a golfing getaway, or a luxurious spa experience, Shaw Hill Golf & Spa Hotel provides an idyllic setting for all occasions.

For more details, please contact our lettings team for more information.







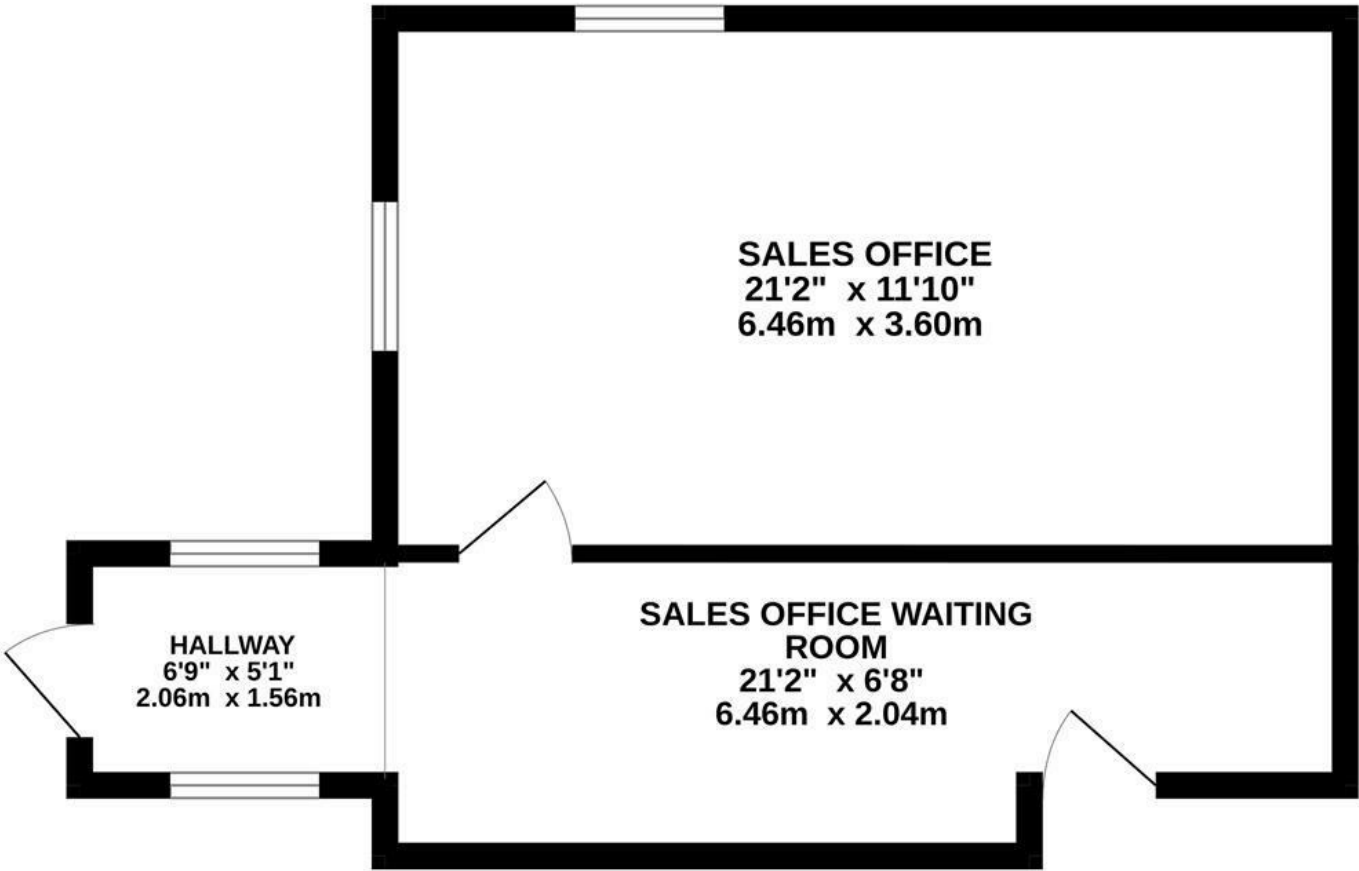






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FIRST FLOOR
416 sq.ft. (38.6 sq.m.) approx.




TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	