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Commercial Property Consultants
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eckersley
incorporating Irvine Taylor

**TO
LET**



CHURCH HALL PREMISES

183 m² (1,959 ft²)

**Tarleton Methodist
Church Hall
194 Hesketh Lane
Tarleton
PR4 6AT**

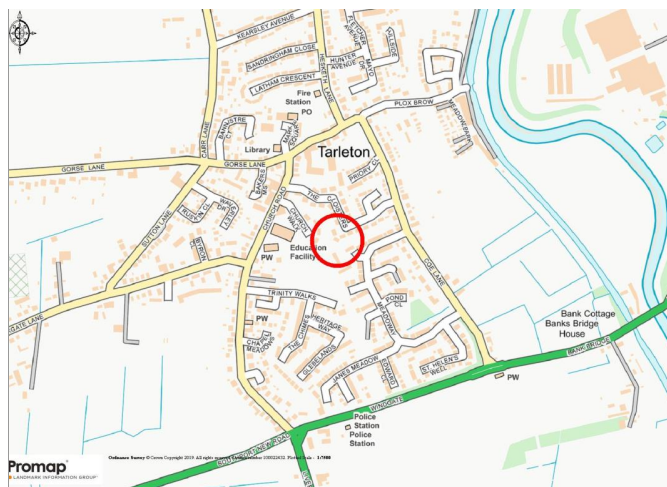
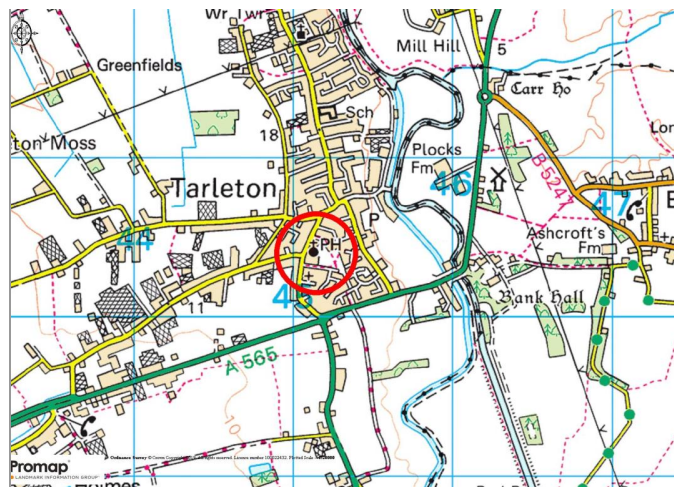
- Centrally located to the Village
- Ideal for a range of uses (s.t.p.)
- Flexible terms available
- Car parking and main road access

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Location

Prominently situated slightly to the side and rear of the main Methodist Church just to the north of Tarleton Village.

Hesketh Lane is the main road linking Tarleton to Hesketh Bank. The property is located close to a number of local amenities.

Description

Single-storey building constructed in an L-shape configuration. There is a single-storey annex to the rear of the main hall which faces the private road which runs adjacent to the main chapel.

Internally, the accommodation comprises a hall with ancillary areas to include a fitted kitchen, private office, store rooms, separate male and female WC facilities and a disabled WC.

Externally, there is potential for car parking for up to 7/8 vehicles.

Accommodation

The premises extend to the following net internal area:

	m ²	ft ²
Main Hall	116	1,250
Meeting Room	29	308
Office	6	60
Kitchen	9	97
Storage	23	244
Total	183	1,959

Services

All mains services are either available or connected to the property.

Rating Assessment

Not yet assessed for rating purposes.

Interested parties are recommended to make their own separate enquiries with the Rating Department of West Lancs District Council (tel. 01695 587158).

Planning

The property benefits from a use classification of D1 (non-residential institution) under the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own separate enquiries of the Local Planning Authority – West Lancs District Council (tel. 01695 577177).

Terms

The premises are available by way of a new lease on terms to be agreed.

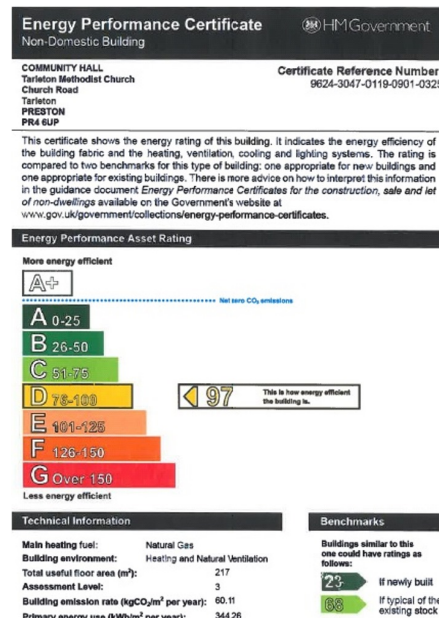
Rental

Offers in the region of £13,000 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Harry Holden

Email: fw@eckersleyproperty.co.uk / hjh@eckersleyproperty.co.uk