

Watts & Morgan

TO LET



£40,000 Per Annum

Spa/Wellness/Fitness Premises, Holm House Hotel, Penarth CF64 3BG

- Exciting opportunity 'To Let' a self-contained spa and fitness property immediately adjacent to and within the grounds of Holm House Hotel, Penarth.
- Self-contained property providing approximately 210 sq.m (2,250 sq.ft) Gross Internal Area of accommodation and considered ideally suited for a variety of "wellness" uses including day spa, beauty, fitness and healthcare uses.
- Immediately available "To Let" under terms of a new Lease for a term of years to be agreed on Tenant Internal Repairing and Insuring terms at a rental of £40,000 per annum exclusive.

Location

The property is immediately adjacent to and within the grounds of Holm House Hotel Penarth conveniently located in an enviable position with access off both Marine Parade and Cliff Road.

The property is set within landscaped grounds with attractive and open views across the Bristol Channel.

The property is well located within Penarth just a short walk from the promenade and pier and 2 minutes or so drive from Penarth Town Centre.

Description

The property comprises a self-contained wing of Holm House Hotel most recently occupied for use as a day spa and considered ideally suited for the same use or a variety of alternate commercial uses within the "wellness" use including health and beauty, sports and fitness and healthcare use.

The attractive property is built to a very high standard and finish with facing brick work under a tiled pitched roof and featuring powder coated aluminium windows and doors throughout including sliding patio doors with open views over the Bristol Channel.

The accommodation is configured over 2 floors and currently provides for swimming pool and relaxation area, fitness area, pilates studio, steam room and 5 separate treatment rooms. The property provides approximately 210 sq.m (2250 sq.ft) Gross Internal Area of accommodation.

The property is set within the landscaped grounds of Holm House Hotel and the occupier of the property will have the benefit of on-site car parking, outside garden/amenity space and an attractive sun deck overlooking the Bristol Channel.

Tenure

The property is immediately available "To Let" under terms of a new Lease for a term of years to be agreed on Tenant Internal Repairing and Insuring only terms.

Rental

£40,000 per annum exclusive.

Business Rates

Business rates rent to be confirmed.

The Opportunity

Holm House Hotel has been substantially renovated and refurbished to a very high standard and is open for

bookings shortly. Immediately adjoining Holm House Hotel it is envisaged that the occupier of the premises will benefit from hotel custom and there will be obvious opportunities to promote and market any business in tandem with the Hotel Operators.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Band C

Anti Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

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