

FOR SALE OR TO LET

24 ORMSKIRK ROAD, UPHOLLAND SKELMERSDALE, WN8 0AG



LOCATION / DESCRIPTION

The subject premises are located on Ormskirk Road (A577) approximately 2.5 miles North East of junction 5 of the M58 motorway. The A577 is the main thoroughfare through Upholland and provides the principle access to Wigan and Skelmersdale.

The subject property comprises of a ground floor rectangular shaped retail unit with W/C facilities to the rear. There is also a first floor 1 Bedroom Flat which is separately accessed. To the rear of the property there is a local authority car park which serves the subject property and adjacent Co-op convenience store. Other nearby occupiers include Numark Pharmacy, Rathbones Bakery, Up Holland Pizzeria and The Studio Hair Salon.

ACCOMMODATION

The accommodation has the following approximate floor areas:-

Internal Width	12.24 m	(40'2")
Internal Depth	7.86	(25'9")
Total Ground Floor	89.23 sq m	(960 sq ft)
First Floor	1 Bedroom Flat	

All measurements are approximate and net of staff and toilet accommodation.

LEASE

The premises are available by way of a new lease drafted on full repairing and insuring terms for a term to be agreed.

RENT - GROUND FLOOR ONLY

£10,000 per annum

PURCHASE

£135,000

Included within a freehold sale will be the first floor flat which is currently let on an Assured Shorthold Tenancy producing £350 per month.

RESTRICTION ON USE

Use as a Bookmakers will be prohibited under the terms of the lease / freehold sale.

BUSINESS RATES

We are advised that the retail unit has been assessed for rating purposes as follows:-

Rateable Value £5,900

EPC

EPC Certificate reference number: 0595-2410-5240-1600-6903

Energy Performance Asset Rating: C-65

A full copy of the residential report is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker Hitchcock Wright & Partners. Ref: MRK/JCB

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk

johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared OCTOBER 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

Hitchcock Wright
& Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

