

# TO LET

## GROUND FLOOR RETAIL UNIT

£32,000 per annum



### 3-5 Aughton Street, Ormskirk, Lancashire L39 3BH

#### SITUATION AND DESCRIPTION

A former bank premises with attractive frontage adjoining Market Cross within the prime pedestrianised town centre amongst national and local occupiers including Costa Coffee, Santander, Vision Express, Waterstones, Specsavers, Boots and Superdrug. A walkway leads to Market Way and one of the town centre car parks and M & S Food Store. An active market town Ormskirk has a busy market two days a week and is also home to Edge Hill University. Situated approximately 20 miles north of Liverpool, 9 miles east of Southport and 18 miles south of Preston benefitting from excellent transport links by bus, rail and road connecting to the regions motorway network within a few miles.

#### ACCOMMODATION

A former bank premises which following the removal of internal partitions will provide rectangular ground floor accommodation with internal staircase to basement storage area and former strong room. Staff welfare and amenity block to be installed to an agreed specification.:.

Gross frontage	8m	(26 ft) approximately
Return frontage into Market Way		
Maximum depth	16.1m	(53 ft) approximately
Ground floor area	107 sq.m. (1,148 sq.ft.)	approximately
Basement rooms	32 sq.m. (345 sq.ft.)	approximately

#### LEASE

The premises are available by way of a new lease drafted on tenants full repairing and insurance terms for a period of 10 years or multiples of 5 years thereon.

#### RENT

£32,000 per annum exclusive of VAT and other outgoings. Subject to the upward only rent review provisions of the lease every 5 years.

#### EPC

Following separation of the property EPC and Recommendation Report will be available.

#### SERVICE CHARGE AND BUILDERS INSURANCE

The ingoing tenant will contribute to the repair care and maintenance of common areas and a fair proportion of the annual buildings reinstatement premium.

#### RATEABLE VALUE

As a whole the property has a rateable value of £30,000. Following separation the premises will be reassessed. Interested parties should make their own enquiries with West Lancs Borough Council.

#### VAT

The property has not been opted for tax and therefore VAT is not currently payable on rent.

#### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: John Barker@hwandp.co.uk

Subject to Contract

Details Prepared January 2026



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