

**TO LET**

**Proposed Ground  
Floor Retail Units  
Use Class E**

**6/8 AUGHTON STREET,  
ORMSKIRK, L39 3BW**





## LOCATION

Ormskirk is an affluent market town in West Lancashire with a total primary catchment of 268,000 attracting shoppers from the surrounding villages and towns attracted by a mixture of both national and local retail and leisure businesses but also an active twice weekly street market. The town also boasts an expanding Edge Hill University with circa 16,000 students enrolled.



Experian Goad Plan Created: 15/11/2021  
Created By: Hitchcock Wright and Partners

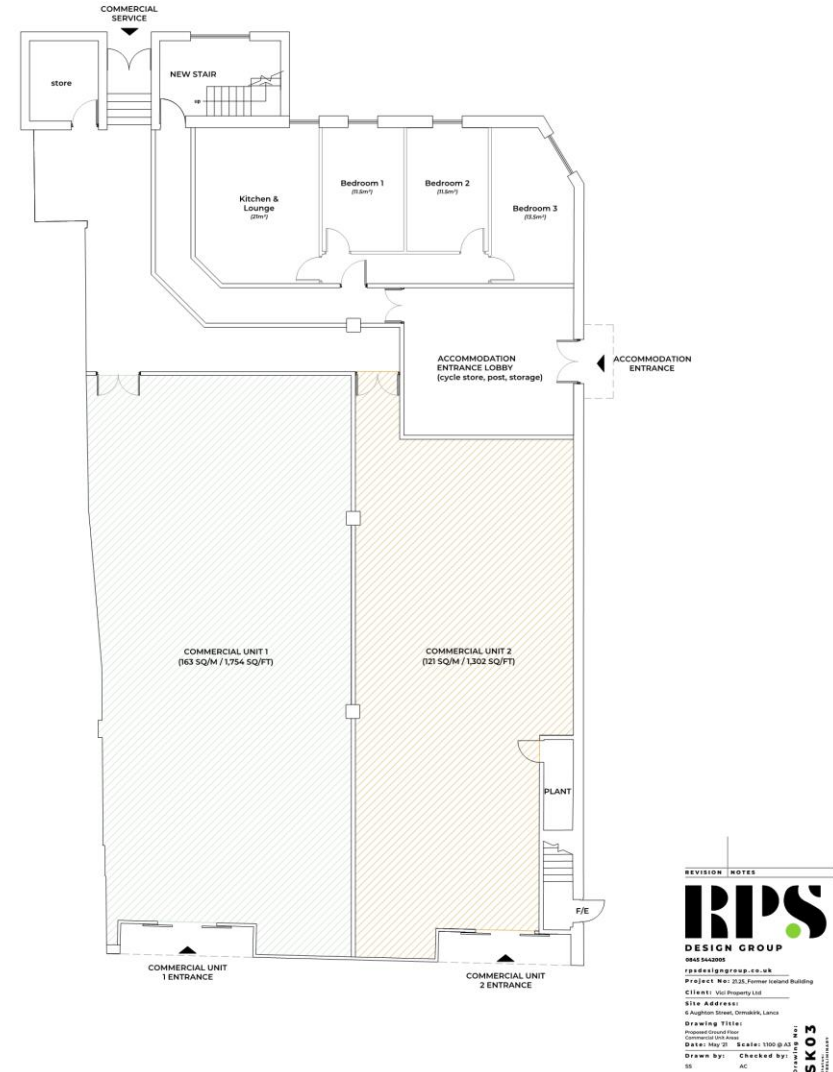


# ACCOMMODATION

The proposed premises are two ground floor commercial units.

Commercial Unit 1	163 sq.m.	(1,754 sq.ft.)
Commercial Unit 2	121 sq.m.	(1,302 sq.ft.)

All measurements are calculated on a gross internal basis and are in accordance with the RICS Code of Measuring Practice.





## PROPOSED LEASE

A new lease is available drafted on tenants full repairing and insuring terms for periods of 10 or 15 years. Rents upon application.

## RATES

We are advised that the premises are to be reassessed. Interested parties are advised to verify this information with the Local Rating Authority.

## EPC

Energy Performance Certificate Number: TBC

## VAT

All prices, outgoings and rentals are exclusive of but are liable to VAT.

## 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.

## LEGAL COSTS

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



## CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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