

TO LET

GROUND FLOOR UNIT

£46,500 per annum



6-8 Aughton Street, Ormskirk, Lancashire L39 3BW

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

Two units finished in shell condition.

Unit A	165 sq.m.	(1,776 sq.ft.) approx	
Unit B	121 sq.m.	(1,302 sq.ft.) approx	(Under Offer)

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

PROPOSED LEASE

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

RENT

Unit A £46,500 per annum.

EPC

Energy Performance Certificate Number: TBC

RATEABLE VALUE

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

VAT

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

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

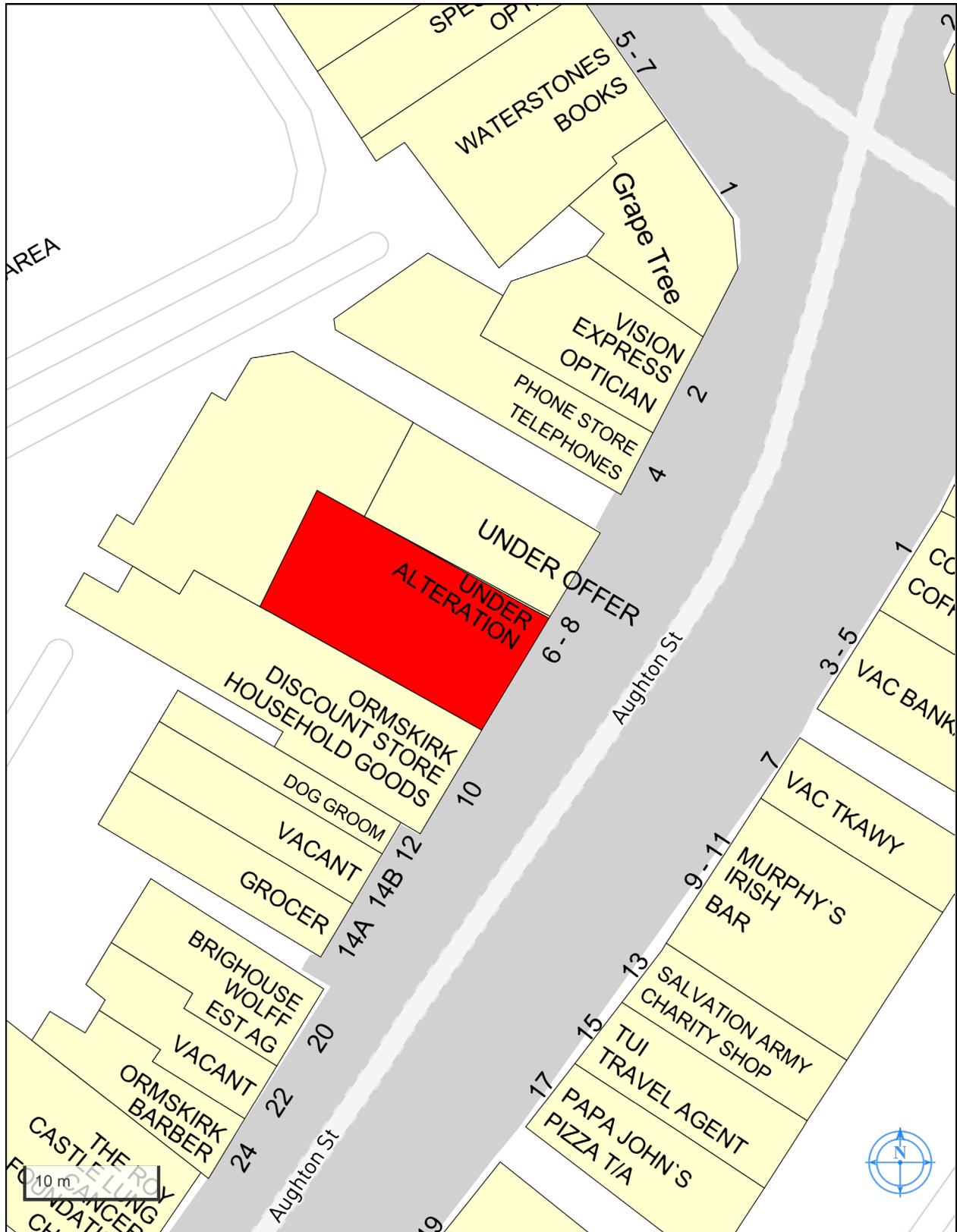
E-mail: John.Barker@hwardp.co.uk

Subject to Contract

Details Prepared March 2026



6-8 Aughton Street, Ormskirk, Lancashire L39 3BW



Existing Good Plan Created: 18/02/2026