

TO LET

£20,000 per annum



Burscough Street 28, Ormskirk, L39 2ES

LOCATION

The premises is situated on Burscough Street, a pedestrianised retail pitch in the market town of Ormskirk. Nearby occupiers include Wetherspoons, Spitroast, Greenhalghs, Rowlands Pharmacy and Nationwide.

DESCRIPTION

The property comprises of a large ground floor sales area, ancillary storage space and first floor accommodation. The property benefits from a large frontage and delivery access to the rear.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal Width	7.21 m	24 ft
Sales Depth	9.07 m	30 ft
Ground Floor Sales	62.51 sq.m.	673 sq.ft.
Rear Ancillary	17.81 sq.m.	192 sq.ft.
First Floor	40.25 sq.m.	433 sq.ft.

LEASE

The property is available by way of assignment, sub-let or new lease by agreement for a term of years to be agreed. The current lease expires on 28th September 2023.

RENT

£20,000 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £21,250. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: TBC
 Energy Performance Asset Rating: TBC

VAT

All rents, prices and other figures included in these particulars are subject to the addition of 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 Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: chrismichael@hwandp.co.uk
mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared February 2021

Burscough Street 28, Ormskirk, L39 2ES



Experian

0151 227 3400



50 metres

Experian Goad Plan Created: 10/02/2021
Created By: Hitchcock Wright and Partners



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