

# TO LET

# £20,000per 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  $\pounds$ 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

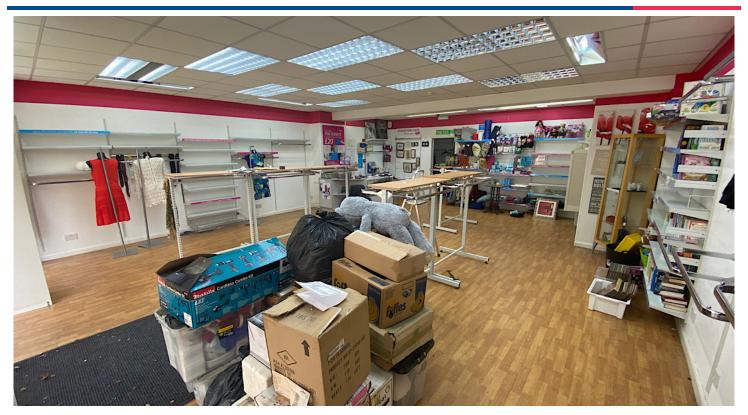
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