

TO LET

26 DERBY STREET ORMSKIRK L39 2BW

**Offices/Showroom/Consultancy Space
Class E**

- Undergoing refurbishment
- Statement workplace/showroom accommodation
- 3 car park spaces available at additional licence fee
- Free 200 mb high speed broadband



SITUATION AND DESCRIPTION

Imposing refurbished former banking hall and strong room undergoing refurbishment to create modern open plan commercial premises located on Derby Street forming part of the Ormskirk one way system with access to all town centre services and benefitting from excellent transport links by rail, bus and road, town centre car parking and links to the Motorway network M58, M6 and M62. Immediate neighbours include; Mooney Everett Solicitors, Brighthouse Woolffe, Dickinson Parker Hill, Stokers Furniture and JVS Associates.

Arranged at ground floor the property seeks to retain original features including statement entrance, large windows for display purposes also allowing good levels of natural light, bank vault and internal feature columns. The premises will create a stylish modern workspace with exposed brick walls, feature lighting and exposed electrical circuit trays, fitted staff kitchen area, toilet accommodation, heating and cooling.



ACCOMMODATION

FLOOR AREAS		
Ground floor premises including staff kitchen area	98.5 sq.m	1060 sq.ft.
Vault room	12.75 sq.m	137.2 sq.ft.

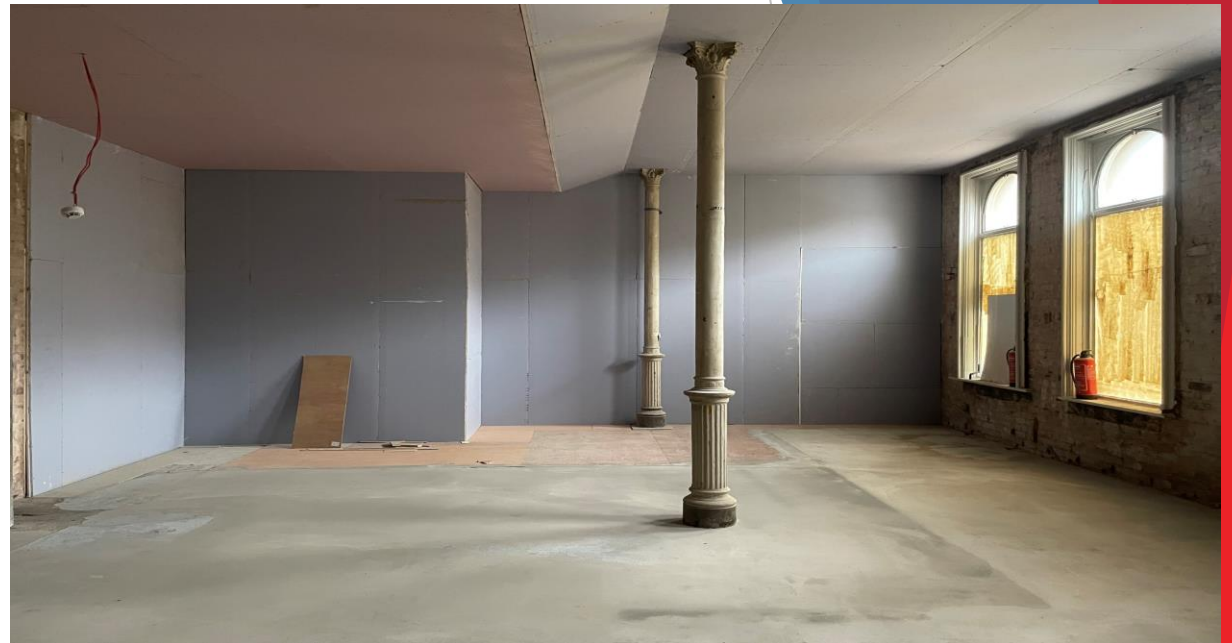
All measurements are approximate and have been made in accordance with the RICS Code of Measuring Practice.

LEASE

A new lease is available for a period of 10 years drafting on tenant's full repairing and insuring terms.

RENTAL

£21,500 per annum exclusive of VAT and service charge/building insurance.



UNIFORM BUSINESS RATES

The property is due to be re-assessed for rating purposes, adjoining comparable properties would indicate that qualifying business benefit from small business rate relief. Interested parties should make enquiries with West Lancashire District Council.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation and execution of lease 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.

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