

TO LET

PRIME UNIT FOR CLASS E USE OR FOOD & BEVERAGE

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£25,000 per annum



3 & 3A Moor Street, Market Cross, Ormskirk L39 2AA

SITUATION AND DESCRIPTION

An affluent West Lancashire Market Town with a population of 23,500 and home to Edge Hill University which significantly boosts the towns population. The unit is arranged at ground and first floor and occupies one of the most prominent positions in the Town Centre adjoining Boots and surrounded by other national and regional occupiers including Santander, Costa, Specsavers, Waterstones, WH Smiths, David Pluck Bookmakers, Superdrug & Starbucks.

ACCOMMODATION

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

Ground Floor Sales	1,582 sq.ft.	147 sq.m.
First Floor Ancillary	637 sq.ft.	59.2 sq.m.

Floor plans available on request.

TENURE

New Lease for a period of up to 5 years held outside of the provisions of the Landlord and Tenant Act as to Security of Tenure.

RENT

£25,000 per annum exclusive subject to 5 yearly rent reviews.

BUSINESS RATES

The premises have been assessed as having a rateable value of £38,250 from 1st April 2023.

EPC

Certificate Number: 0016-4957-8794-3109-7666
Energy Performance Asset Rating: C:62

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 John Barker.

Tel. No. 0151 227 3400

E-mail: johnbarker@hwardp.co.uk

Subject to Contract

Details Prepared February 2024



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