

TO LET / MAY SELL

Hitchcock Wright
CHARTERED SURVEYORS & Partners

£25,000 per annum

£350,000 Purchase Price



32 Moor Street, Ormskirk, L39 2AQ

LOCATION / DESCRIPTION

Ormskirk is an affluent West Lancashire market town with a resident population of 23,500, which also draws from the surrounding villages of Aughton, Halsall and Bispham. It is home to Edge Hil University and an active street market held each Thursday and Saturday.

Moor Street is the prime pedestrianised retail pitch recently upgraded with new paving, landscaping and street furniture, further enhancing the Town's historic character. This is a great opportunity to lease a well-proportioned shop in a prime location. A former bookmakers ideally suited to High Street uses under Class E.

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	7.44m	
Shop Depth	10.16m	
Ground Floor Sales	709 sq.ft.	65.85 sq.m.
Ground Floor Staff	48 sq.ft.	4.5 sq.m.
First Floor Staff/Stores	382 sq.ft.	35.5 sq.m.

LEASE TERMS / TENURE

The premises are available by way of a 10 year full repairing and insuring lease at £25,000 per annum subject to upward only rent reviews at the end of every 5th year.

Consideration may be given to a freehold sale in the sum of £350,000.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

BUSINESS RATES

The premises have been assessed as having a rateable value of £20,750 per annum from 1st April 2023.

EPC

An Energy Performance Certificate is currently being prepared and will be available for inspection upon request.

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

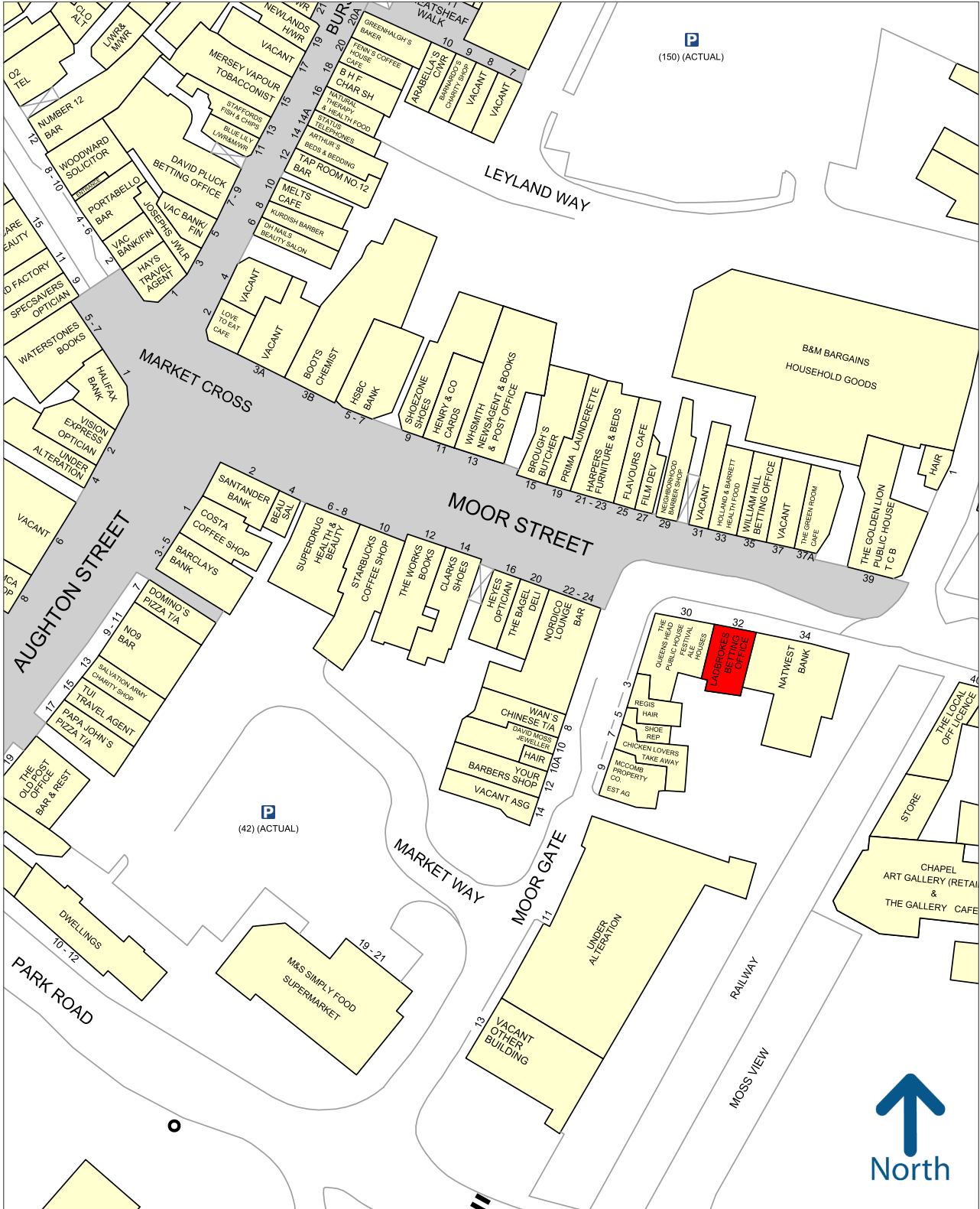
E-mail: johnbarker@hwdp.co.uk

Subject to Contract

Details Updated August 2023



32 Moor Street, Ormskirk, L39 2AQ



Experian Goad Plan Created: 23/03/2023
 Created By: Hitchcock Wright and Partners

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