

TO LET

Prime Retail Unit

**MARKET CROSS,
3A MOOR STREET,
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 and Brouchs Butchers.



ACCOMMODATION

We are advised that the premises have the following areas:

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

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

RENT

£55,000 per annum exclusive subject to the 5 yearly upward only rent review provisions of the lease.



LEASE

A new lease drafted on tenants full repairing and insuring terms for a period of years is available subject to gaining vacant possession.

UNIFORM BUSINESS RATES

Interested parties should clarify the information with West Lancs Borough Council.

Rateable Value 2017 - £43,000

EPC

An EPC will be issued in due course.

VAT

All prices, outgoings and rentals are exclusive of but are liable to VAT.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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