

**STANLEY GATE NURSERY GARDEN
CENTRE, ORMSKIRK ROAD
BICKERSTAFF, ORMSKIRK, L39 0HD**



TO LET

NURSERY GARDEN CENTRE

PROMINENT AND ACCESSIBLE LOCATION

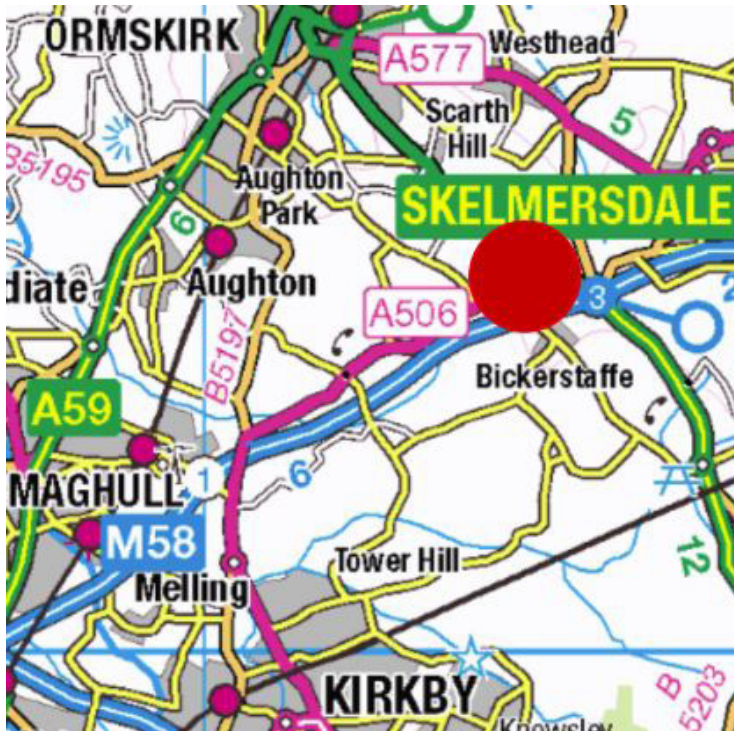
APPROX 16,500 VEHICLE MOVEMENTS PER DAY

5.7ACRES (2.31 HECTARES)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

ORMSKIRK ROAD, BICKERSTAFF, L39 0HD



LOCATION

The property is located adjacent to the Sandpiper Public House on the south side of Ormskirk Road (A570), approximately half a mile from Junction 3 of the M58 Motorway. Ormskirk Road provides a link from the M58 Motorway to Ormskirk, which is located approximately 2.7 miles to the north. Ormskirk is a market town on the A59, linking Liverpool with Preston, and is the administrative centre of West Lancashire. The town has a resident population of approximately 23,400 and is home to Edge Hill University, a campus based public University whose campus is a short distance away from the subject property on Ormskirk Road. Skelmersdale and Liverpool are located approximately 3.5 miles and 13 miles away, respectively.

DESCRIPTION

Until recently the property was trading as a nursery garden centre and originally formed part of Holly Farm. The property was sub-divided in the 1990's and the original farm buildings are now The Sandpiper Public House. The site shares its access with The Sandpiper. The property comprises a number of greenhouse, polytunnels, planting and growing areas and a large uncultivated field to the south of the site.

Located on the north east of the site is a Venlo glasshouse, which is approximately 38.4 metres wide by 32.0 metres, with 12 glazed roofs and glazed walls. The elevation at the ridge is 5 metres. 50% of the glasshouse was used for the production of plants, propagation, potting and pricing, with 50% of the structure used for retail.

To the south of the glasshouse building is a polytunnel which is 26.0 metres wide by 29.0 metres deep, in 4 6.5 metre hoop forms. The polytunnel has an elevation of approximately 5.0 metres.

50% of the polytunnel was used for the production of plants, propagation, potting and pricing, with 50% retail. The surrounding area is agricultural and residential in nature, with some commercial activity close by. All mains services are connected to the site.

SITE AREA

The site extends to approximately 5.7 acres (2.31 hectares).

RENT

£55,000 per annum

VAT

All figures quoted are exclusive of, but may be subject to VAT.

LEGAL COSTS

Each party to be responsible for its own legal costs.

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 Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400

Email: nickharrop@hwandp.co.uk

Details Prepared October 2021

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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