

TO LET

£30,000 per annum



UNIT 1 TWO SAINTS RETAIL PARK, ORMSKIRK L39 3RN

SITUATION AND DESCRIPTION

Ormskirk is an attractive affluent market and university town with excellent transport links to the national rail and motorway network. Edgehill University continues its expansion to the east of the town centre. Scheme occupiers include Aldi, McDonalds, Argos and Sports Direct to replace the Poundland Store. The scheme benefits from a designated car park, good visibility from the ring road and pedestrian access to the town centre.

ACCOMMODATION

Ground floor unit fully fitted with slat walling, heating ventilation and ready for immediate occupation. Gross internal net of DDA compliant toilet 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	88.7 sq.m.	954 sq.ft. approximately
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LEASE

A new lease drafted on effectively FRI terms for a period to be agreed subject to service charge and buildings insurance.

RENT

Initial rent of £30,000 per annum exclusive subject to 5 yearly rent review provisions of the lease.

UNIFORM BUSINESS RATES

The premises have been assessed as from 1st April 2026 as having a Rateable Value of £19,250. Interested parties should make their own enquiries with West Lancs Borough Council.

EPC

Certificate No. 9254-7232-9606-5002-9940
Energy Rating: B

SERVICE CHARGE

The A fair proportion of landlords expenditure in relation to common areas, current on account budget £1,064.17 per annum.

Current buildings insurance premium £350.00 plus VAT per annum (subject to annual review).

VAT

All rents prices and other figures including 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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared February 2026



UNIT 1 TWO SAINTS RETAIL PARK, ORMSKIRK L39 3RN



experian | Ormskirk (Organisation)
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