

TO LET

£45,000 per annum



Gym / Unit 2, Two Saints Retail Park, Ormskirk, L39 3RN

SITUATION AND DESCRIPTION

A busy town centre retail park approached off the ring road, designated car park and direct pedestrian access to the pedestrianised town centre. Occupiers include Aldi, McDonalds, Argos, Poundland and Barnardo's - opposite Morrisons food store. Unit 2 approached from the car park level via ramp / stairs, benefitting from good visibility from the ring road and access from the town centre level at grade.

ACCOMMODATION

Clear column free space currently fitted as a gym, suited to alternative uses within Class E.

We understand the premises extend to the following approximate areas:

Total Floor Area	381 sq.m. 4,101 sq.ft.
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LEASE

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

RENT

Initial rent of £45,000 per annum exclusive subject to 5 yearly rent reviews.

UNIFORM BUSINESS RATES

The premises have a current assessment of £55,000 (1st April 2017 to present). Interested parties should make their own enquiries with West Lancs Borough Council.

EPC

Certificate Number: 9810 3079 0954 0100 6091
 Energy Performance Asset Rating: D

SERVICE CHARGE

A fair proportion of landlords expenditure current on account budget £4,680 per annum.

Current buildings insurance premium £1,545 per annum (subject to annual review).

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 of Hitchcock Wright & Partners.

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

Subject to Contract
 Details Prepared October 2022

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