



nswproperties

CHURCH STREET, ORMSKIRK, L39

ASKING PRICE: £7,500 PA

Church Street, Ormskirk, L39

LOCATION

Located in Church Street immediately opposite the Parish church. Styles Car Park is located to the rear.

DESCRIPTION

Ground floor self contained retail Shop unit within a small parade of simiklar retail units. with basement & external secured storage. Timber glazed shop frontage set in stone facade. Internally the premises are of typical shop fit out with ceiling and plastered wall finishes and laminate/vinyl sheet flooring. Partitioned to form Sales, Office & workshop space. Basement presently used as a workshop/Store. Fluorescent light fittings. The premises provides kitchenette and wc facilities.

ACCOMMODATION

Shop Retail area. Rear Workshop/Office. Kitchen. Toilet. Basement storage/workshop. External secured storage.

AMENITIES

Many amenities including shops, banks, supermarkets, and library. In close proximity to Ormskirk Bus and Railway stations.

SERVICES

Mains electricity and water connected. No heating.

TERMS

The premises are available with the benefit of a new 3 year lease. To Let at £7,500 per annum.

OUTGOINGS

Current Business Rates assessed at £5,500 No Business Rates currently payable.

LEGAL COSTS

Prospective tenant responsible for Landlords proper legal fees capped at £400 +VAT.

SERVICE CHARGE

Insurance: £30pcm.

Service charge: £30 pcm.

PARKING NOTES

Parking is available to the rear of the property on the Council owned Styles Pay and Display Car Park.

PLANNING

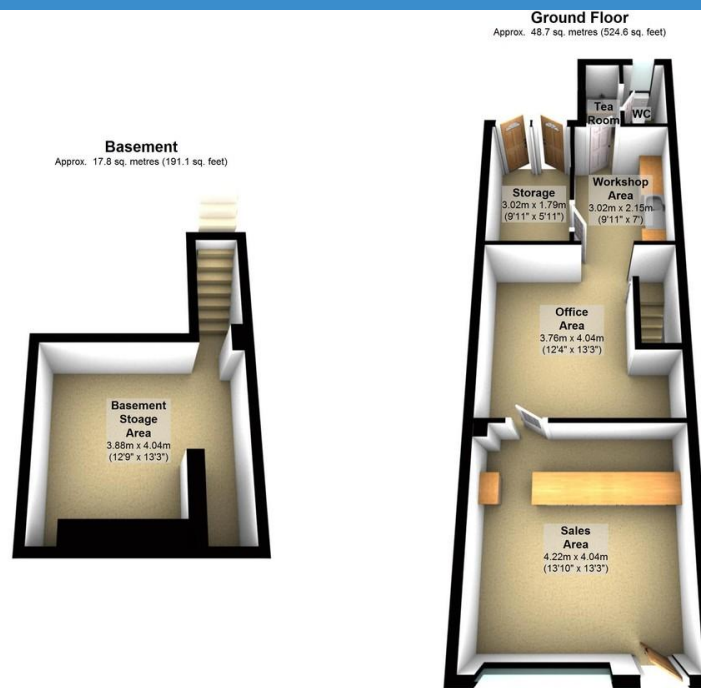
Planning Use. A1. Shops.

VIEWING

By arrangements with sole agent NSW Commercial. 01695 579483

Contact Mike Warnock





Total area: approx. 66.5 sq. metres (715.8 sq. feet)
This floor plan is for illustration purposes only.
Plan produced using PlanUp.

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

117

This is how energy efficient the building is.

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Disclaimer

The agents and vendor take no responsibility for any error, mis-statement or omission in these details.

Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property

