

Self-Contained Retail Units,  
Ormskirk Town Centre

To Let: From £18,000 per annum  
Exclusive Plus Service Charge &  
VAT

*Available Separately or Combined*

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## 14a & 14b Aughton Street, Ormskirk, Lancashire, L39 3BW



14A

14B

- Retail Premises in Ormskirk Town Centre Location
- Available By Way Of New Lease On Terms To Be Agreed
- 14a Aughton Street (Approx 1,098 Sq Ft) Available at £22,000 per annum plus VAT exclusive
- 14b Aughton Street (Approx (938 Sq Ft) Available at £18,000 per annum plus VAT exclusive
- Available Separately or Combined



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The retail unit is situated on Aughton Street within Ormskirk town centre's pedestrianised retail area. Ormskirk is situated within the Metropolitan Borough of West Lancashire, 16 miles to the north of Liverpool and 18 miles southwest of Preston. Ormskirk is a historic market town that holds market days every Thursday & Saturday. Occupiers within the town centre include McDonald's, Starbucks, Dominos, Boots, Waterstones & WH Smith. Edge Hill University, with approximately 10,500 full and part time students studying on its Campus, is approximately 0.5 miles away.



**Accommodation:** Please refer to the enclosed floorplans below. Approximate measurements are provided as follows:

14a Aughton Street - Shop Frontage: 4.3m. Ground Floor: 102 sq m / 1,098 sq ft (approx).

14b Aughton Street - Shop Frontage: 4.3m. Ground Floor: 87 sq m / 938 sq ft (approx).

**Terms:** The premises are available by way of a new lease on terms to be agreed, drafted on tenant's full repairing and insuring terms.

**Rent:** The units are available as a whole for a consideration of £40,000 per annum plus VAT.

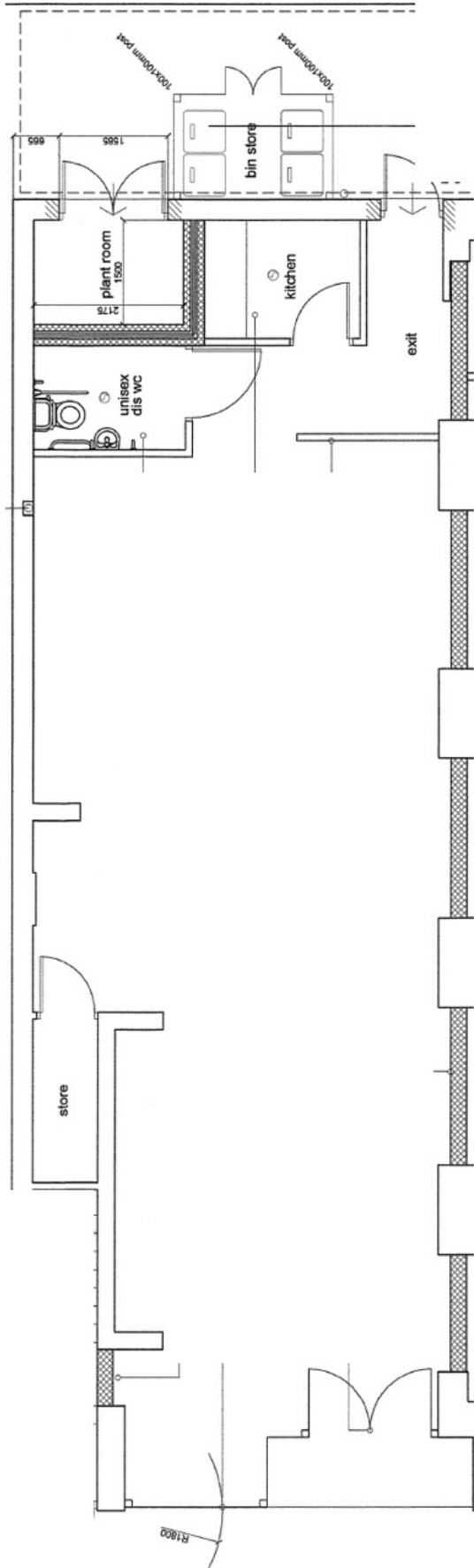
Please note the Landlord will consider leasing the premises separately for the following rentals:

**14a Aughton Street** (Approx 1,098 Sq Ft) Available at £22,000 per annum plus VAT exclusive

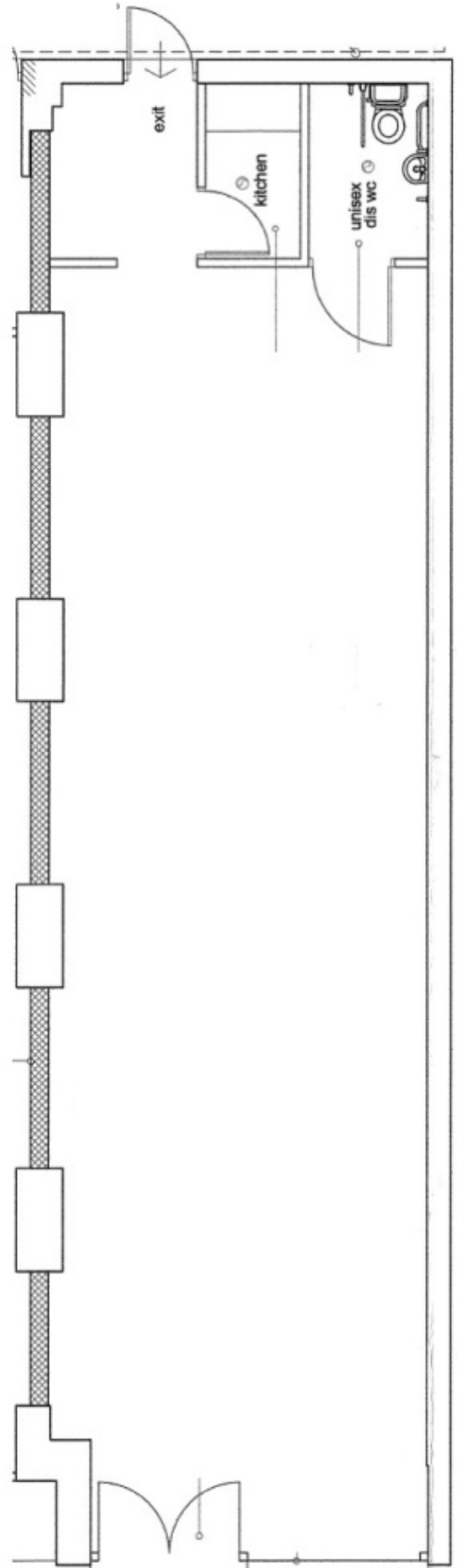
**14b Aughton Street** (Approx 938 Sq Ft) Available at £18,000 per annum plus VAT exclusive

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

14A Aughton Street



14B Aughton Street



**Planning:** We understand the premises benefit from planning consent for A1 use however alternative uses will be considered subject to all the necessary consents.

**VAT:** All prices and rentals where quoted are exclusive of and are subject to VAT.

**Legal:** Each party to be responsible for their own legal costs incurred in connection with the transaction.

**Business Rates:** From our investigations of the valuation office agency, we understand the properties are currently rated separately for business rates purposes.

14a Aughton Street - Rateable Value of £21,250 (2017 List).

14b Aughton Street - Rateable Value of £19,500 (2017 List).

We recommend all interested parties speak with West Lancs Council to qualify any likely payments.

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the joint agents:

**Fitton Estates**

Tel: **01704 500345**

Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Harrocks Commercial Property Ltd**

Tel: **07768 857 688**

Email: [james@harrocks.co.uk](mailto:james@harrocks.co.uk)



**Details Prepared 22 January 2019**

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