



TO LET

**Units A & B, 14 Aughton Street,
Ormskirk L39 3BW**

Prime shop – ground floor

Location

The property is located in a busy and prominent position on the pedestrianised section of Aughton Street, in Ormskirk town centre. Nearby occupiers include **Iceland**, **Barclays**, **Costa Coffee** and **Dorothy Perkins** amongst others.

Accommodation

The premises are available as single units or they can be combined to provide a double unit.

	Unit A		Unit B	
Frontage	4.3 m	14' 1"	4.3 m	14' 1"
Depth	17.6 m	57' 10"	17.6 m	57' 10"
Ground floor	102 sq m	1,098 sq ft	87 sq m	938 sq ft

	Units A & B combined	
Frontage	9.6 m	31' 6"
Depth	17.6 m	57' 10"
Ground floor	187 sq m	2,013 sq ft

All measurements have been calculated in imperial and converted to metric

Lease terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Unit A – £22,000 per annum.

Unit B – £18,000 per annum.

Units A & B – £40,000 per annum.

Rates

Interested parties are advised to make their own enquiries with the Local Authority (tel: 03000 501 501).

Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

Energy performance

An energy performance certificate can be provided upon request.

Viewing

Appointments to view by prior appointment with James Harrocks at this office or via our joint letting agent Graham Bowling of Fitton Estates on 01704 500 345.

Subject to contract and without prejudice

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