

# ORMSKIRK

## Unit B

### 37 Church Street

# TO LET

Following redevelopment



#### Location

The premises are located beneath a newly converted development providing new student accommodation above. The premises front onto Church Street within the pedestrianised section of the town centre. The rear frontage sits adjacent to Two Saints Retail Park and associated parking. Nearby tenants include **Subway**, **Sunseekers**, **McDonalds**, **Poundland**, **Aldi** and numerous independent retailers.

#### Lease

Available by way of new Full Repairing and Lease.

#### Rent

**£28,000** per annum exclusive.

#### Business Rates

To be re-assessed following completion of the development.

#### EPC

To be assessed following completion of the development

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Accommodation

Internal Width (front)	6.14 m	20' 1"
Shop Depth	17.00 m	55' 8"
Ground Floor	113.9 sqm	1,226 sqft

#### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

#### Photographs and plans

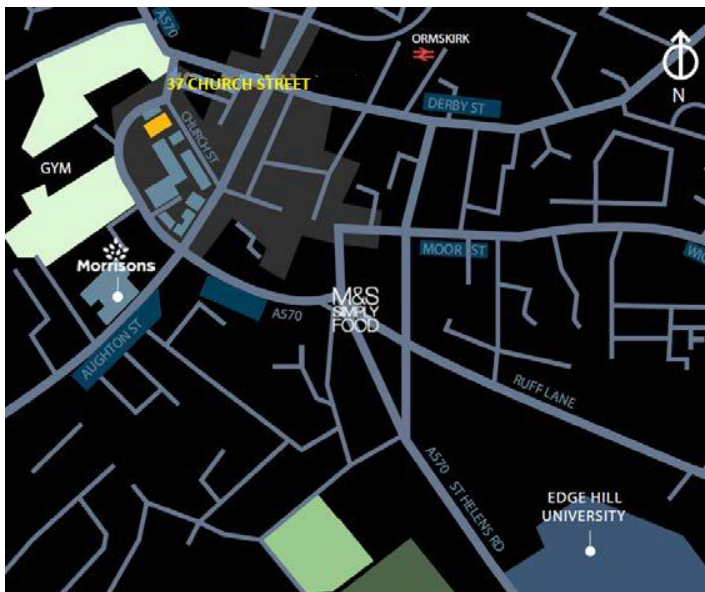
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment via the sole agents:  
 Dan Oliver 0151 236 2485  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



*Indicative plan only*



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