

ORMSKIRK

37 Church Street

TO LET

Following redevelopment

Location

The premises comprise a building currently under development to provide 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 Leases at the following rents:

Front Church Street **£40,000** pax
Rear Ground Floor **£30,000** pax
Rear First Floor **£40,000** pax
(Both rear floors can be combined)

Business Rates

To be re-assessed following completion of the redevelopment.

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.



*Front (Church Street) artist's impression



*Rear artist's impression

Accommodation

Front Unit (Ground Floor only)	1,891 sqft	175.7 sqm
Rear Unit Ground	1,371 sqft	127.4 sqm
First	1,883 sqft	174.9 sqm

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

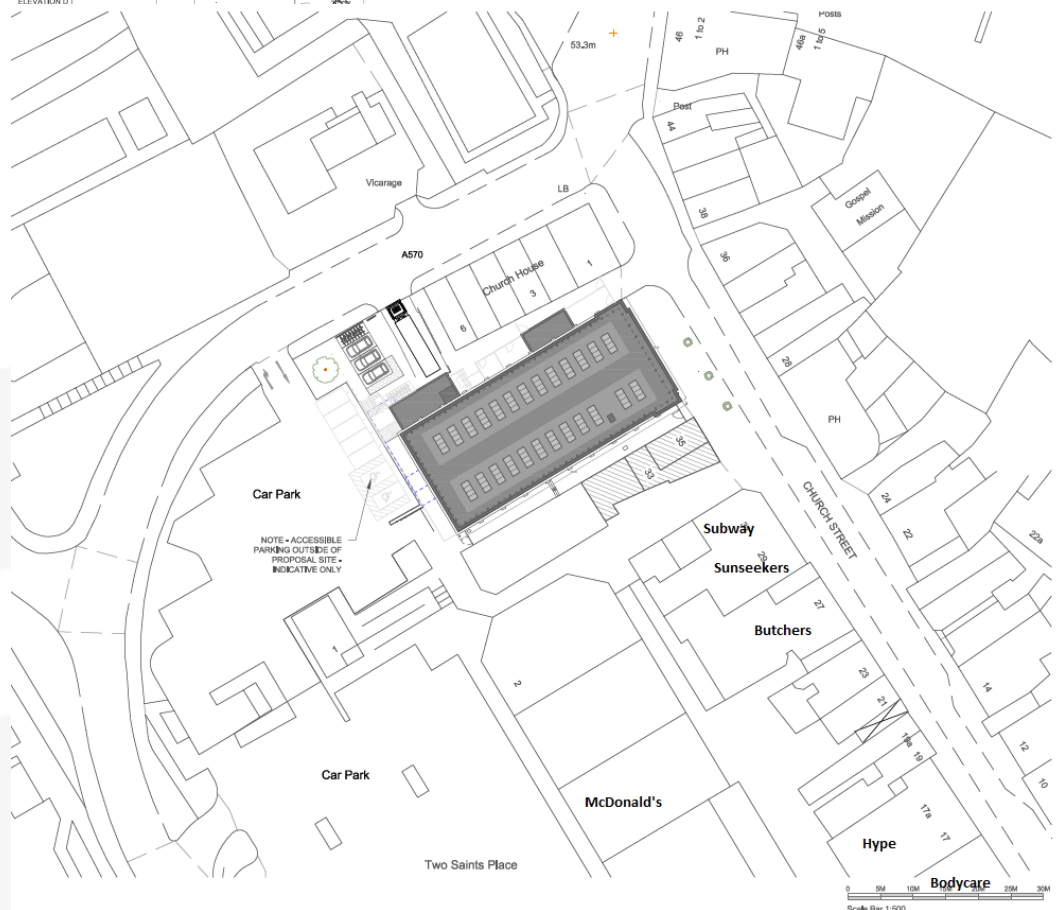
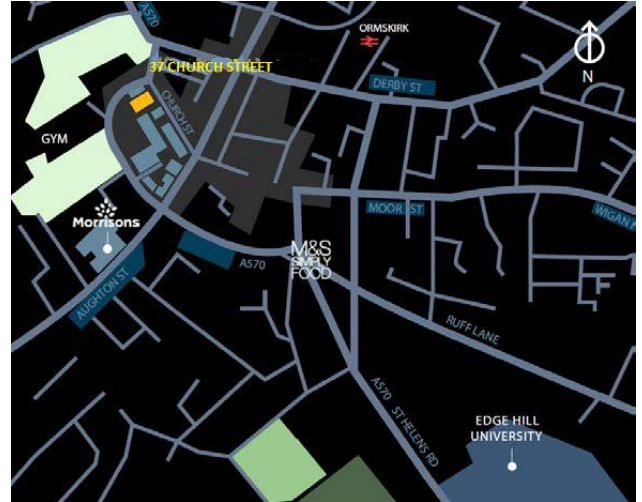
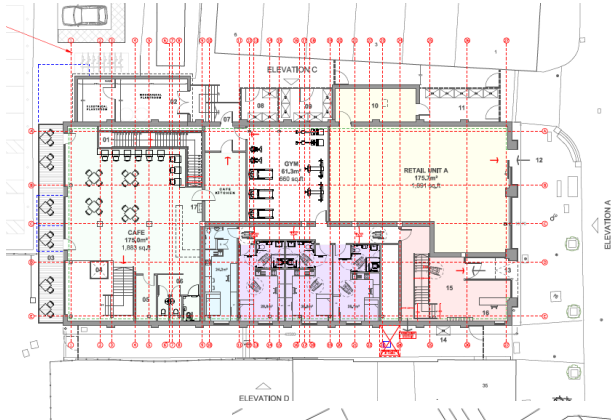
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.