

# ORMSKIRK

## Unit C (Rear)

### 37 Church Street

# TO LET

*\* Potential Restaurant\**

#### Location

The premises are located beneath a newly converted development providing new student accommodation above. The premises front onto the rear car park, providing a ground floor entrance leading to first floor sales with external balcony over-looking Coronation Park. 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

**£60,000** 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.



*Artists' impression*

#### Accommodation

Ground Floor (Entrance)	21.0 sqm	226 sqft
First Floor	203.0 sqm	2,185 sqft
Balcony	Unmeasured	

#### 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

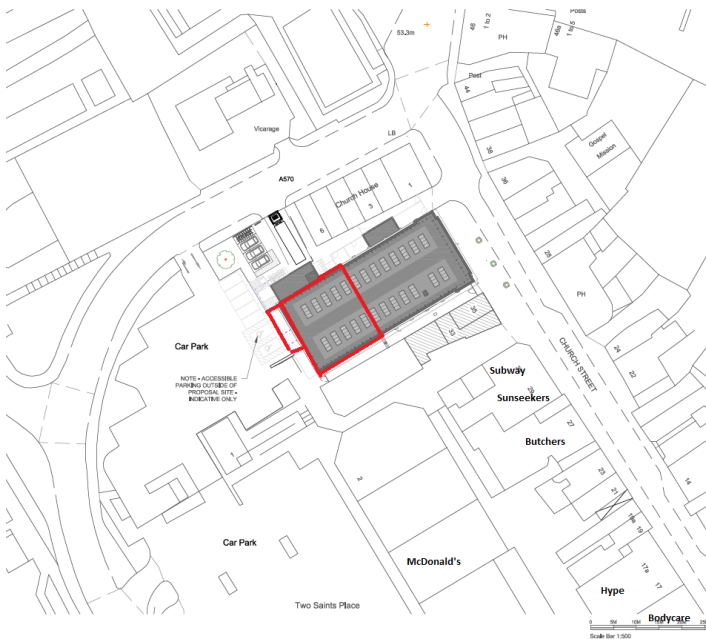
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

**Viewing**

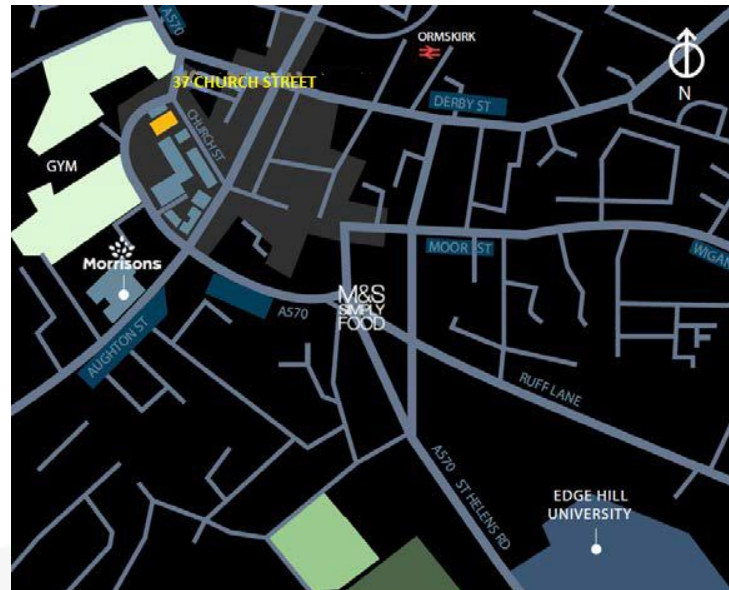
Strictly by appointment via the sole agents:

Dan Oliver 0151 236 2485

[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



*Indicative plan only*



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