

# ORMSKIRK

7 Aughton Street

## TO LET

(By way of a sub lease)



### Location

Ormskirk is located 13 miles north of Liverpool, and 9 miles south east of Southport. The premises are situated on the pedestrianised Aughton Street, within the heart of Ormskirk town centre. There is car parking to the rear which also provides rear servicing access. Nearby occupiers are a mixture of multiple operators and independents including **Costa**, **WH Smith**, **Barclays**, **TUI** and numerous independent occupiers.

### Lease

The premises are available by way of a sub lease to expire 13 May 2030.

### Rent

**£25,000** per annum exclusive.

### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value                      £21,250

Interested parties are advised to make their own enquiries with the local authority.

### EPC

D87

### 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.

### Accommodation

Internal Width	16' 2"	4.92 m
Shop Depth	58' 1"	17.71 m
Ground Floor	915 sqft	85.0 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.

### Legal Costs

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

### VAT

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

### Viewing

Strictly by appointment via the sole agents:

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

07816 526089



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