



TO LET

22-24 Church
Street, Ormskirk,
L39 3AN

- Ground Floor Commercial Unit
- Prominent Town Centre Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 70.11 sq.m (755 sq.ft)

Location

The property occupies a prominent position on Church Street within Ormskirk town centre's principal pedestrianised retail area. The surrounding area comprises a mix of national, regional and independent retailers, cafés, restaurants and professional occupiers, with good pedestrian footfall and convenient access to the wider town centre. Ormskirk Railway Station is within walking distance, while the A59 provides connections towards Liverpool, Southport and the wider road network.

The Property

The property comprises a ground floor commercial unit formerly occupied as a café/retail premises, providing predominantly open-plan accommodation. The unit benefits from a floor-to-ceiling glazed double frontage, providing strong visibility and good levels of natural light. Internally, the accommodation is well presented and features a concrete floor, together with small kitchen provision and a DDA-compliant WC. The premises would be suitable for a range of commercial uses, subject to the necessary consents.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

70.11 sq.m (755 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed.

Rent

£22,500 per annum, exclusive of business rates, insurance, VAT and all other outgoings.

EPC

The property has an Energy Performance Rating of A21. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £12,500. Interested parties should make their own enquiry of West Lancashire Borough Council's Rating Department on 01695 577 177 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)

