



## HATTERSLEY CENTRE

Hattersley Way, Burscough Rd,  
Ormskirk L39 2XE

# TO LET

QUALITY  
TRADE COUNTER  
OPPORTUNITY

3,500 SQ FT



**DETACHED UNIT**



**DEDICATED ON SITE CAR  
PARKING/LOADING**



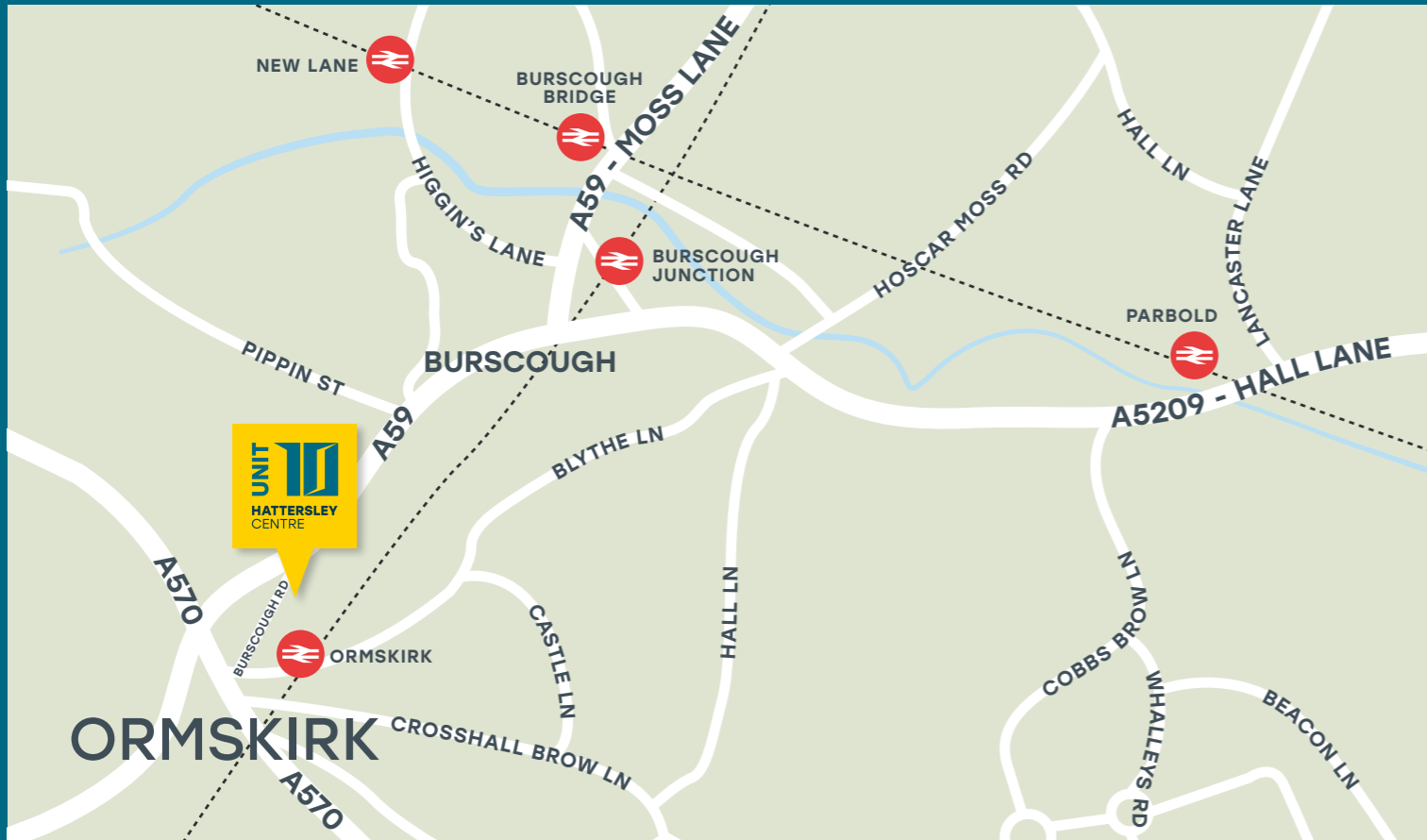
**SOUGHT AFTER RETAIL  
/ TRADE LOCATION**



## LOCATION

Prominently situated within the Hattersley Centre Retail and Trade Park, which is accessed from Burscough Road, within a few hundred yards of Ormskirk town centre.

Other occupiers on the Park include Screwfix, Tile Giant, Howdens, Costa, Home Bargains, Food Warehouse and Lidl



**PROMINENTLY SITUATED**  
**WITHIN THE HATTERSLEY CENTRE**  
**RETAIL AND TRADE PARK**



**UNIT 10**  
**HATTERSLEY CENTRE**

**BURSCOUGH ROAD**

**HATTERSLEY COURT**

**COSTA**

**home bargains**

**the food WAREHOUSE**  
Iceland

**PUREGYM**

**SCREWFIX**

**HOWDENS**

**Tile Giant**

**RVT**  
REAR VALLEY TRACTORS

**TOOLSTATION**

**KITCHEN LOVE**  
YOUR HOME OUR WORLD

**prima**  
MASTER DRY CLEANERS

**Flooring**  
DESIGN STUDIO

**LIDL**

**OTHER OCCUPIERS ON THE PARK INCLUDE SCREWFIX, TILE GIANT, HOWDENS, COSTA, HOME BARGAINS, FOOD WAREHOUSE AND LIDL**



**THE UNIT  
EXTENDS  
TO 3,500 SQ FT  
(325.2 SQ M)  
APPROX.**



## DESCRIPTION

A modern detached warehouse/  
trade counter unit with dedicated  
parking and loading areas.

The unit extends to 3,500 sq ft  
(325.2 sq m) approx.



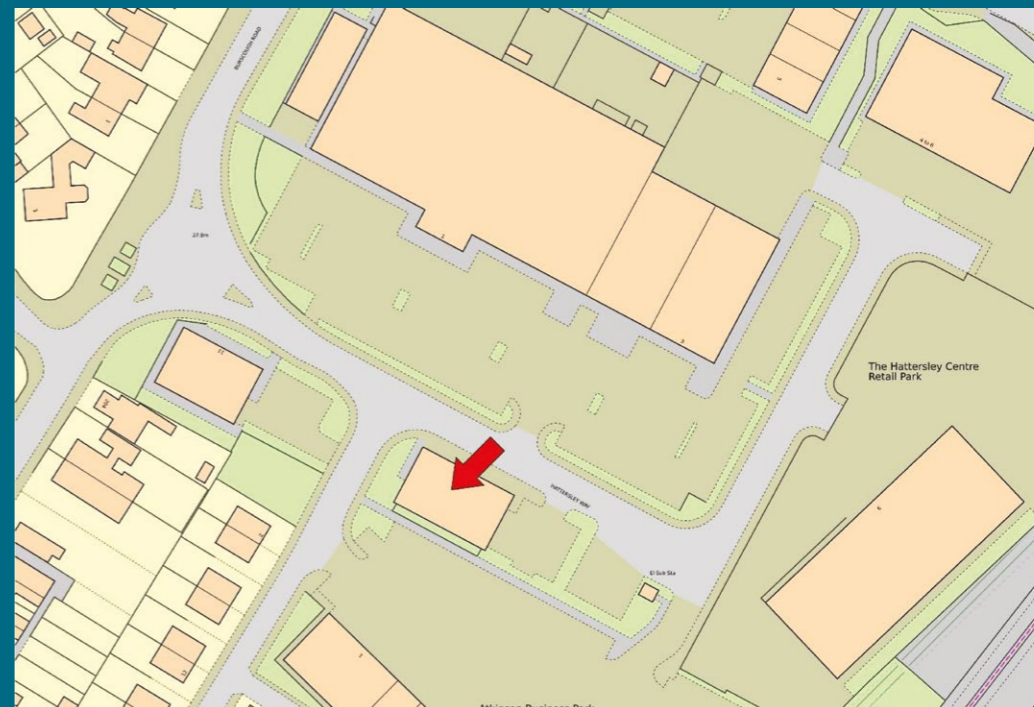
**DETACHED UNIT**



**DEDICATED ON SITE  
CAR PARKING/LOADING**



**SOUGHT AFTER  
RETAIL/TRADE LOCATION**





## FURTHER INFORMATION

### SERVICES

All main services are connected to the property including a three phase power supply.

### TERMS

Available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

On application.

### RATES

Rateable Value  
April 2023 Valuation:  
£32,000

Rates Payable for 23/24:  
£15,968

All interested parties are strongly advised to contact the Local Authority to satisfy themselves as to the accuracy of this information.

### EPC

C73

### SERVICE CHARGE

A service charge will be levied to as contribution towards the landlords cost of providing services to the communal areas.

### VAT

All prices, outgoings and rentals are quoted exclusive of but may be liable to VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs.



## CONTACT

**Mark Dawson**  
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**mark@coatesandco.net**

**Coates & Co**  
Property Consultants and Chartered Surveyors

**0131 225 8181**  
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