

For Sale

Investment Property

For Sale: £750,000.

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Church House, Park Road/Church Street, Ormskirk, Lancashire, L39 3AJ



- OFFERS ARE INVITED BY THURSDAY 30TH SEPTEMBER 2021
- Retail and Office Investment in Ormskirk Town Centre.
- Six Ground Floor Retail Units and Nine Office Suites to the Upper Floors.
- Existing Tenants Unaffected by the Sale.
- Total Rent: £59,225 Per Annum (from Completion) and Exclusive of Service Charge and Building Insurance Payments.
- Prominent, Ornate and Attractive Building within Ormskirk Town Centre.



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**Location:** The subject property is positioned to the prominent corner of Church Street and Park Road, the latter forming part of the A570 as it circumvents Ormskirk's pedestrianised town centre.

The property is found to the western perimeter of the main retail and commercial district on Church Street.

Ormskirk is within the borough of West Lancashire and is located approximately nine miles south east of Southport and 14 miles north east of Liverpool.

The subject property is prominently positioned by following the immediately accessible A570 through the one-way system and via St Helens Road to the M58 and motorway network beyond.

The A570 furthermore extends north west through Scarisbrick and is the main arterial route to Southport.

The A59 is also readily accessible as it passes roughly north-south through the west of Ormskirk, providing good road connections from Liverpool and Preston.

The Ormskirk Railway Station is within walking distance and the immediate surrounding properties are predominantly commercial/retail operators, extending along the pedestrianised Church Street, together with the Two Saints Retail Park to the rear, accessible from Park Road and immediately opposite Ormskirk Parish Church.



**Description:** The subject property comprises a substantial multi-let retail and office building of brick construction, under a pitched roof, with red brick fascia and ornate stone details, which originally date back to 1909, subject to later extensions.

The ground floor comprises a total of six numbered retail units, with all but the first extending with frontage along Park Road and provided with associated shop fronts, glazed pedestrian entrance doors and fascia signage provisions.

Unit 1, Arnold & Phillips Estate Agents opens into Church Street, through an ornate stone set entrance, the detail of which carries through to the ground and first floor fenestration of the front elevation. Arnold & Phillips also occupy unit 2 immediately behind. A further four retail units with entrance off Park Road.

The first floor comprises nine numbered suites, whereby it is understood a number have recently undergone refurbishment (2A, 3A, 4A & 4B). The remainder of the building is made up with communal kitchen and WC facilities located to the first floor.

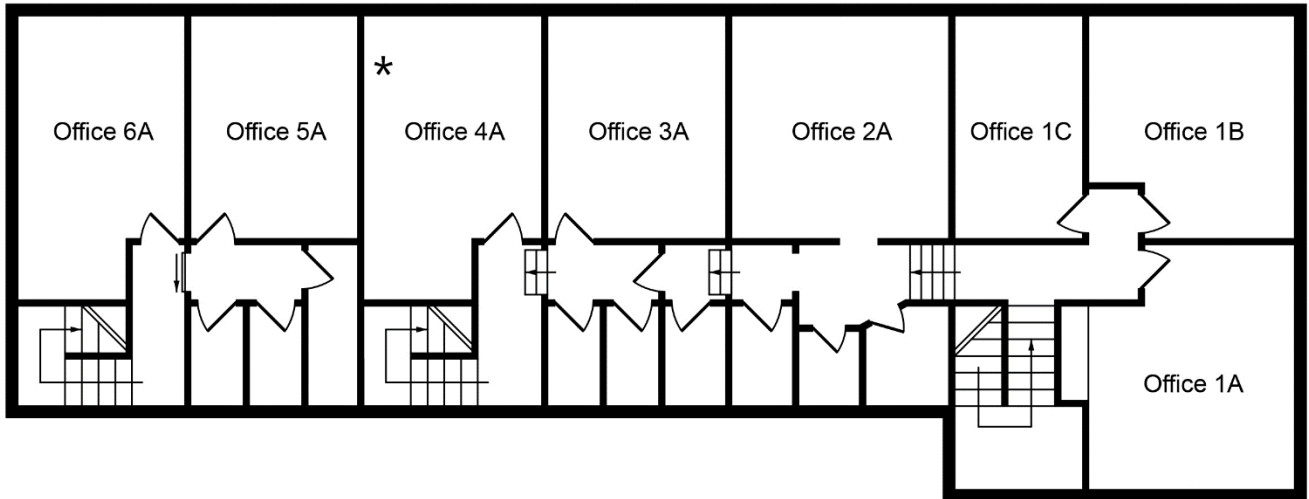
We understand all tenancies are let on effective Full Repairing and Insuring Leases by way of a service charge provision, which equates to approximately £89.91 per month for the upper floor offices (where heating is provided) and £79.91 for the ground floor retail units, as these have their own heating system.

It is understood all units are independently metered for electricity.

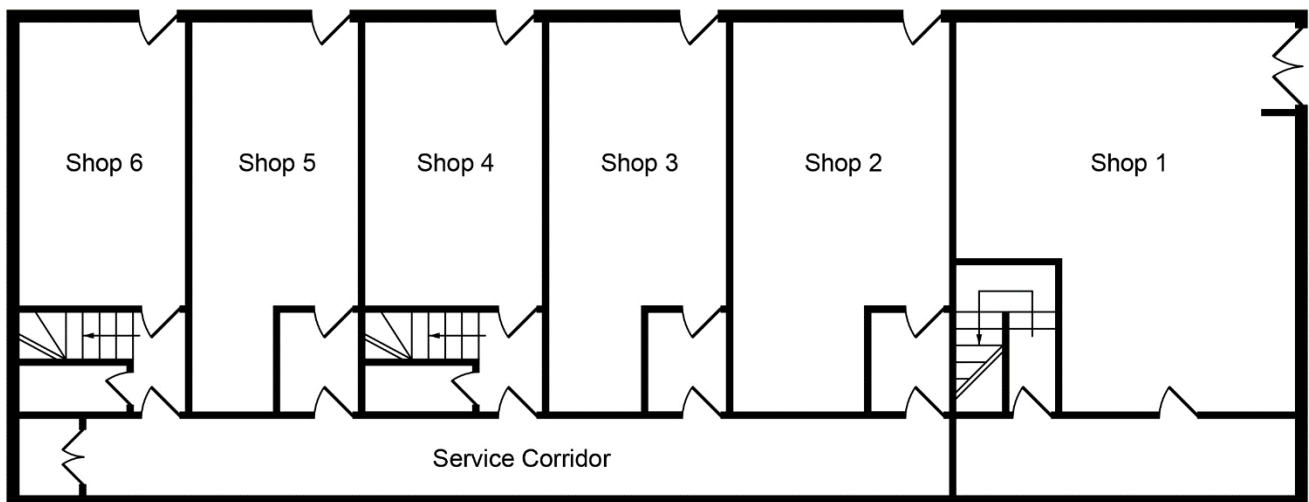
Furthermore, there is a communal WC and kitchen facilities to the first floor, which are available to the occupying tenants.



**Accommodation:** Floor plan not to scale and provided for indicative purposes only. We understand the units provide the following approximate Net Internal Areas:



Upper Floor  
Approx. Floor  
Area 1823 Sq.Ft  
(169.4 Sq.M.)



Ground Floor  
Approx. Floor  
Area 2095 Sq.Ft  
(194.6 Sq.M.)

\* 4B is situated above 4A – Not measured.

**Retail**

Units 1 and 2: 924 square feet

Unit 3: 405 square feet

Unit 4: 309 square feet

Unit 5: 332 square feet

Unit 6: 220 square feet

Office

Unit 1A: 215 square feet

Unit 1B: 195 square feet

Unit 1C: 183 square feet

Unit 2A: 252 square feet

Unit 3A: 267 square feet

Unit 4A: 300 square feet

Unit 4B: Not measured

Unit 5A: 234 square feet

Unit 6A: 211 square feet

Source: VOA.

**Tenure:** Advised Freehold – pending written verification.

**TENANCIES:** Tenancy information below as provided by the managing agent.

**Tenant:** **Arnold & Phillips Ormskirk Ltd.**

Demise: Shop 1, Shop 2, Park Road and Office 1C.

Rental: £21,000 per annum.

Lease Term: Currently holding over. Please note, the tenant proposes a new five-year lease with a three-year tenant only option to break from sale completion.

Service Charge PCM: £269.73.

Insurance PCM: £69.52.

**Tenant:** **Just So Pretty**

Demise: Shop 3, Park Road.

Rental: £5,725 per annum.

Lease Term: Three-year lease from 10 June 2020.

Service Charge PCM: £79.81.

Insurance PCM: £19.76.

**Tenant: Mr B Lea**

Demise: Shop 4, Park Road.

Rental: £7,225 per annum.

Lease Term: Holding over – lease expired.

Service Charge PCM: £79.81.

Insurance PCM: £19.76

**Tenant: West Lancashire Women's Refuge**

Demise: Shop 5 and Shop 6, Park Road and Offices 4A, 5A and 6A.

Rental: £16,250 per annum.

Lease Term: Three years from March 2019.

Service Charge PCM: £419.55.

Insurance PCM: 103.28.

**Tenant: Jayne Street Properties**

Demise: Office 1A.

Rental: £2,500 per annum.

Lease Term: Holding over – lease expired.

Service Charge PCM: £89.91.

Insurance PCM: £19.76.

**Tenant: NSW Properties**

Demise: Office 1B.

Rental: £2,500 per annum.

Lease Term: Five years from March 2019.

Service Charge PCM: £89.31

Insurance PCM: £30.00

**Tenant: Garex Design Studio Ltd.**

Demise: Office 2A.

Rental: £2,250 per annum.

Lease Term: Three years from November 2019. Note: Managing agents advise this tenant will not be renewing their lease upon lease expiry.

Service Charge PCM: £89.91.

Insurance PCM: £30.00.

**Tenant: VR6 Consultants Ltd.**

Demise: Office 3A.

Rental: £2,250 per annum.

Lease Term: Three years from October 2019.

Service Charge PCM: £89.91.

Insurance PCM: £30.00.

**Tenant: Vacant**

Demise: Office 4B.

Rental: Estimated rental £2,500 per annum.

Service Charge PCM: £89.91.

Insurance PCM: £30.00.

Total Rent (exclusive of service and insurance): £59,225 per annum.

**Guide Price: £750,000. OFFERS ARE INVITED BY THURSDAY 30TH SEPTEMBER 2021**

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Planning:** The property is found within the Ormskirk Town Conservation Area, but does not appear to have Listed Building status.

Please also note that in 2018, reference 2018/0173/COU Planning Permission was granted for the conversion of the first and second floors into student accommodation.

**VAT:** We understand VAT will not apply to the purchase price – pending written verification.

**Legal:** All parties are responsible for their own legal costs.

**Business Rates:** The tenants are responsible, where applicable, for business rates. We understand the property provides the following assessments:

Retail

1 and 2 Church House - RV: £15,750

Unit 3 Church House - RV: £6,300

Unit 4 Church House - RV: £5,500

Unit 5 Church House - RV: £5,200

Unit 6 Church House - RV: £3,900

### Offices

1A - RV: £1,475

1B - RV: £1,325

1C - RV: £1,250

2A - RV: £1,725

3A - RV: £1,850

4A - RV: £2,125

4B – RV: Not listed

5A - RV: £1,675

6A - RV: £1,525

**EPC:** A full copy of the EPC & Recommendation Report are available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

### Details Prepared 07 September 2021

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