

TO LET

**Potential Restaurant / Bar/ Retail
Office or Leisure Place Subject to
Planning Permission.**

**Unit C (Rear), The Regal
Development, Church Street,
Ormskirk, Lancashire**

Rental £60,000 per annum exclusive.

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

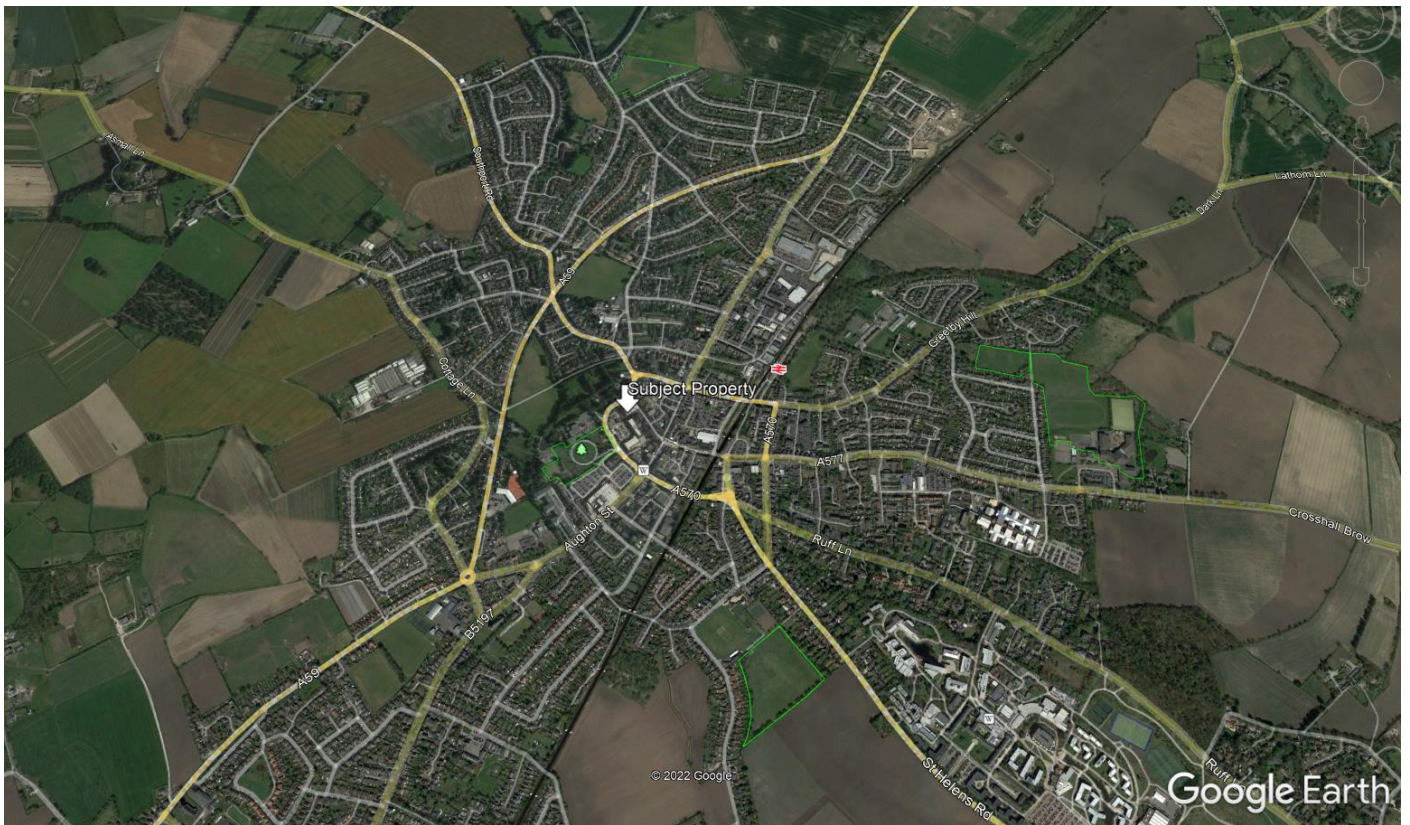
Unit C, The Regal, 37 Church Street, Ormskirk, Lancashire, L39 3AG



- **Preliminary Particulars.**
- **New Build Bar/Restaurant with panoramic views.**
- **Approx. 2,400 sqft**
- **Offered To a Shell Specification.**
- **Ormskirk Town Centre Location.**
- **Alternative Uses Such as Showroom, Retail, Leisure- Subject to Necessary Consents.**

**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject unit is situated to the rear of the new Regal Cinema development which is the conversion of a former Art Deco cinema, previously Tesco Convenience Store, to provide student accommodation to the upper floors, retail units to the Church Street elevation and the subject unit, which overlooks Coronation Park and the adjacent Two Saints Retail Park, which includes Subway, McDonalds, Argos, Aldi and Poundland.



Description: Unit C will be provided to an open plan shell finish, to include a substantial balcony with a panoramic views to the southerly elevation overlooking Coronation Park. There will be a ground floor entrance from the car park area with stairs leading to the open plan area first floor, with panoramic views and large aluminium windows with sliding doors onto the balcony area, in addition to disabled access provided via the Church Street elevation.

The unit will also be provided with a plasterboard finish to the walls and a soundproofing specification would be agreed with the new tenants, designed with the landlords to then install.

Ideally suited for a restaurant or bar-type use, with designated kitchen area, the open plan space would be equally be suitable for showroom, retail, leisure or indeed office-type uses, subject to the necessary consents.



Terms: The property is available by way of a new lease on effective Full Repairing and Insuring terms to be agreed, please note incentives could be available in lieu of tenant's fit-out.

Rent: £60,000 per annum exclusive.

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

VAT: We understand VAT will apply to the quoting rental.

Legal: Each party are to be responsible for their own legal costs incurred in the preparation of the lease. Please note a deposit and references would be required.

Business Rates: The tenant would be responsible for the payment of Business Rates- please note the unit is to be reassessed on completion.

EPC: To follow on completion

Viewing/Further Information: Strictly by appointment made via the joint agents, Fitton Estates 01704 500345 or Emanuel Oliver 0151 2366700.

Details Prepared 05 April 2022

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