

FOR SALE

Professional Office / Retail Unit to a  
Highly Visible Position

Asking Price: £189,995

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**42 Derby Street West, Ormskirk, Lancashire L39 3NH**

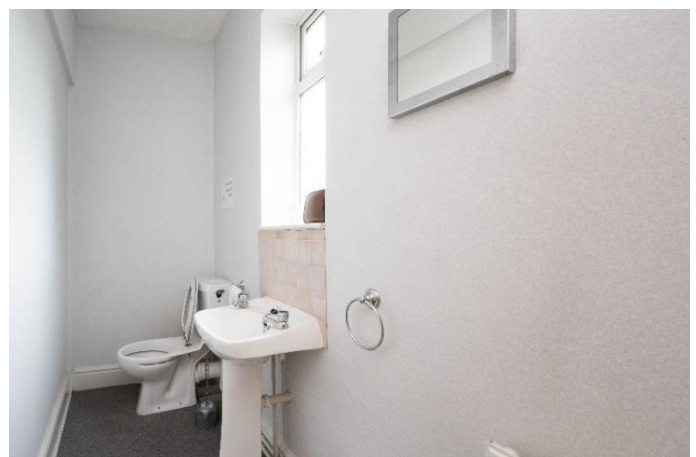


- Well-Appointed Offices
- Prominent Position to Ormskirk Town Centre.
- Specification to Include Air Conditioning, Carpets, Alarm, Category 5 Wiring.
- Approximately 851 Square Feet NIA over Ground and First Floor.
- No VAT on purchase price.



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
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Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The premises are situated in a highly visible position to the A570, to the juncture of Green Lane and Derby Street West, approximately 200 yards from the pedestrianised retail town centre of Ormskirk. Large Pay and Display car parks are approximately 25 yards away and all town centre amenities are immediately available nearby.



**Description:** Dual-fronted retail/office unit, previously occupied by an educational company and offers well-appointed office accommodation throughout, which includes part air conditioning & central heating, toilet facilities to both floors, kitchen and restroom to the ground floor, carpet floor covering, beech wood work finishes to part, Category 5 wiring and the property is fully alarmed by ADT. The ground floor provides the main shop/office area, air conditioning throughout, leading to the kitchen/staff room, with breakfast bar and sink off, which has a separate WC/cloakroom, with wash hand basin and storage cupboard off.

The first floor provides an open plan office area with two well-appointed private offices off, together with storage cupboard and WC with wash hand basin.



**Accommodation:** Floor Plan Not To Scale & Provided For Indicative Purposes Only.

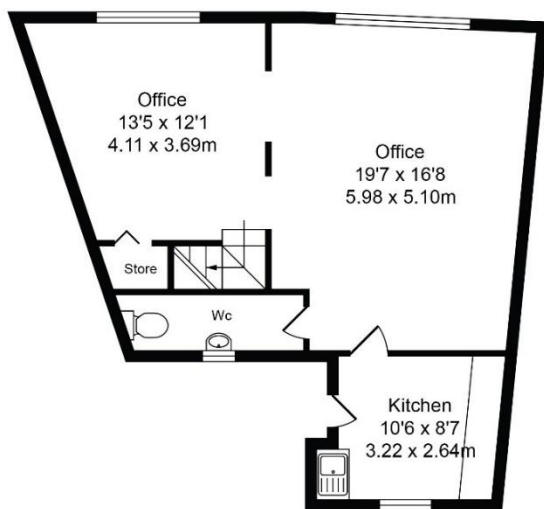
In accordance with the RICS Code of Measuring Practice, we calculate the property provides the following net internal areas:

Ground floor: 454 square feet

First floor: 397 square feet

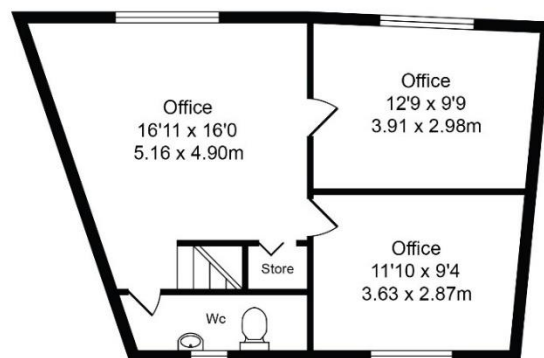
Total NIA: 851 square feet

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor  
Area 618 Sq.Ft  
(57.4 Sq.M.)



Upper Floor

Approx. Floor  
Area 526 Sq.Ft  
(48.9 Sq.M.)

**Asking Price:** £189,995

**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.

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

**Business Rates:** The property is listed in the current (2023) listing as having a Rateable Value of £10,750.

**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 23 May 2023**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.