

TO LET

Retail/Office/Leisure

Rental: £28,500 per annum  
exclusive

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Ground Floor, Former Market Cross, 26 Church Street, Ormskirk, L39 3AN**



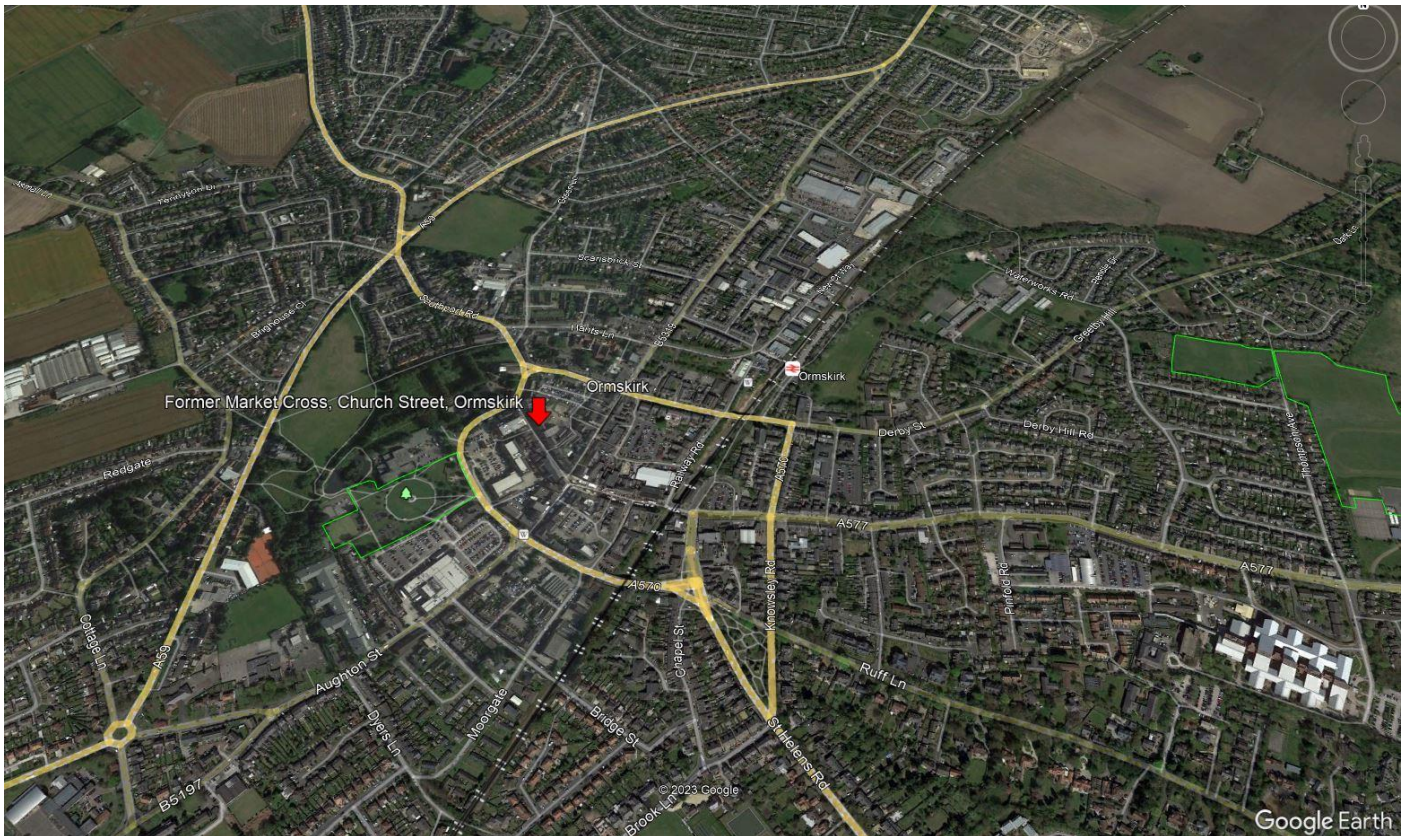
- Offered to Shell Specification
- Approximately 1,600 Square Feet GIA
- Self-Contained Ground Floor Unit
- Suitable for a Variety of Uses such as Retail, Office, Bar or Restaurant - subject to the Necessary Consents
- Prime Position within Ormskirk Town Centre
- Available by Way of a New Lease



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The subject property is located in a prime position in Church Street, in the pedestrianised retail town centre of Ormskirk.

Ormskirk has a district population of 24,073, a thriving student town, with Edge Hill University on its doorstep.



**Description:** The self-contained ground floor unit was formerly part of the Market Cross / Disraeli's Public House and will be offered to a shell finish, complete with provision for WC and kitchenette to the rear of the unit. The property is open plan and extends to approximately 1,600 square feet GIA approx. (From plans provided) and would be suitable for a variety of uses, such as retail, office, medical, leisure, bar, restaurant, all subject to the necessary consents.



**Rental:** £28,500 per annum exclusive of all other outgoings.

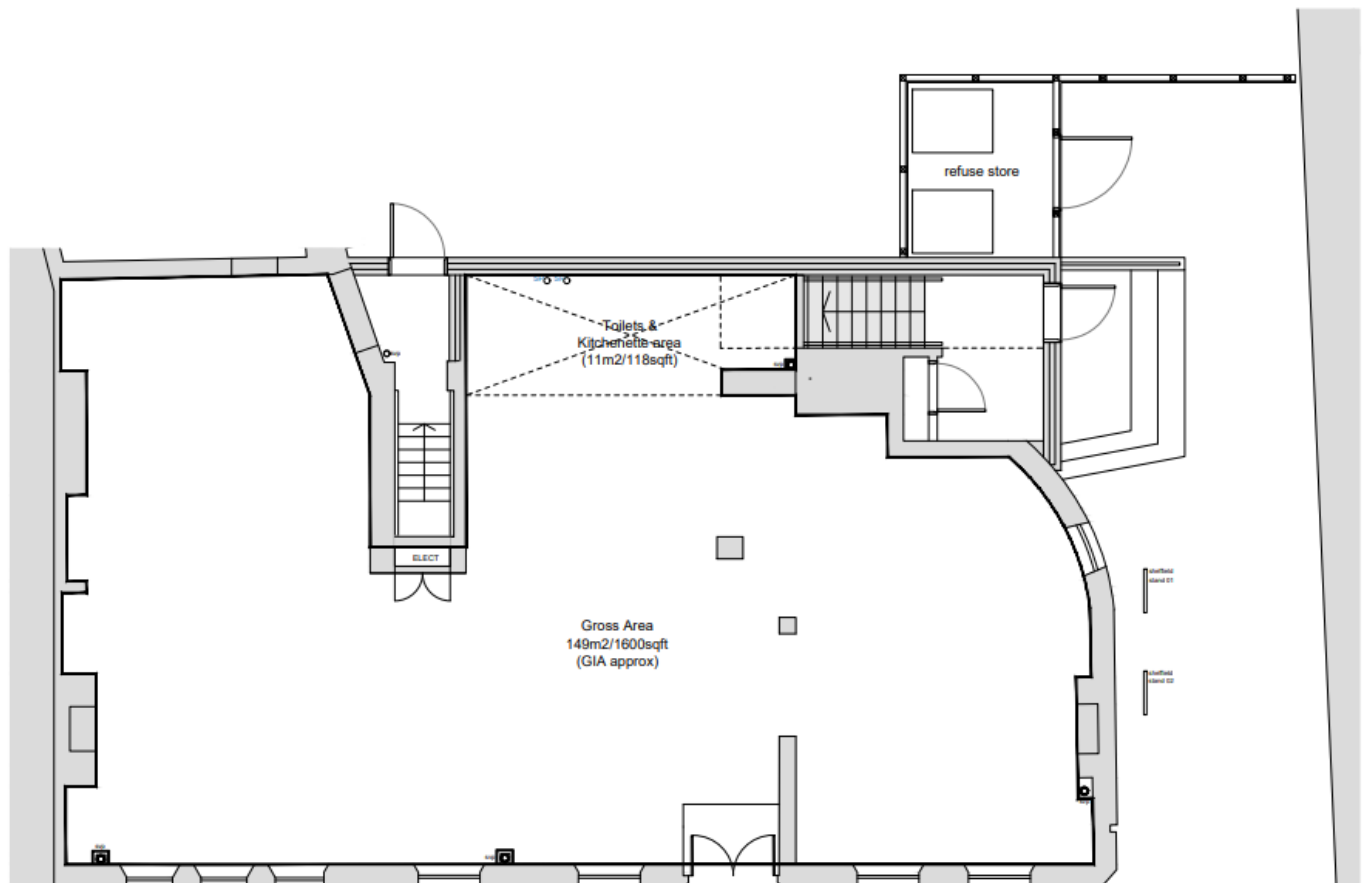
**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Terms:** The property is available by way of a new lease on terms to be agreed.

Please note references and deposit would be required.

**Accommodation:** Floor plan below, not to scale and provided for indicative purposes only.

*Ground Floor Plan*



**Legal:** Each party is to be responsible for their own legal costs.

**Business Rates:** The tenant will be responsible for the payment of business rates, if applicable. Please note the Rateable Value is going to be reviewed post completion of the upper floor conversion works to student accommodation.

**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 tenant.

**EPC:** A copy of the EPC is available on request.

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

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.

