

FOR SALE

Ground Floor Retail Unit

Asking Price: £149,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

3 Moorgate, Ormskirk, Lancashire, L39 4RT



- **Ground Floor Retail Unit**
- **Ormskirk Town Centre Location**
- **Approximately 647 square foot NIA**
- **Offered with Vacant Possession**
- **Suitable for a Variety of Uses (Subject to the Necessary Consents)**
- **No VAT on Purchase Price**



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

Location: The property is situated to the east side of Moorgate, close to its junction with Moor Street, within Ormskirk town centre the A577 at Wigan Road, Ormskirk. Ormskirk is a historic market town within the Borough Council of West Lancashire, located approximately 9 miles southeast of Southport and 14 miles northeast of Liverpool.



Description: The property comprises a vacant ground floor retail unit most recently utilised as a hair salon. The unit is has a glazed shop front with fascia signage and glazed pedestrian door that leads to the trading area. The accommodation has a typical specification including tiled floor covering, suspended ceiling incorporating cat 2 louvres, and plastered walls.

The accommodation leads through to a second trading area installed to a similar specification, with 2x small storage areas off housing an unventilated cylinder and heat pump respectively. The back of house provides an ancillary store, WC and staff/kitchen facilities.





Asking Price: £149,950, subject to contract.

VAT: We understand VAT will not apply to the purchase price.

Tenure: We understand the property is held long leasehold with a term of 999 years from 20th December 1984.

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

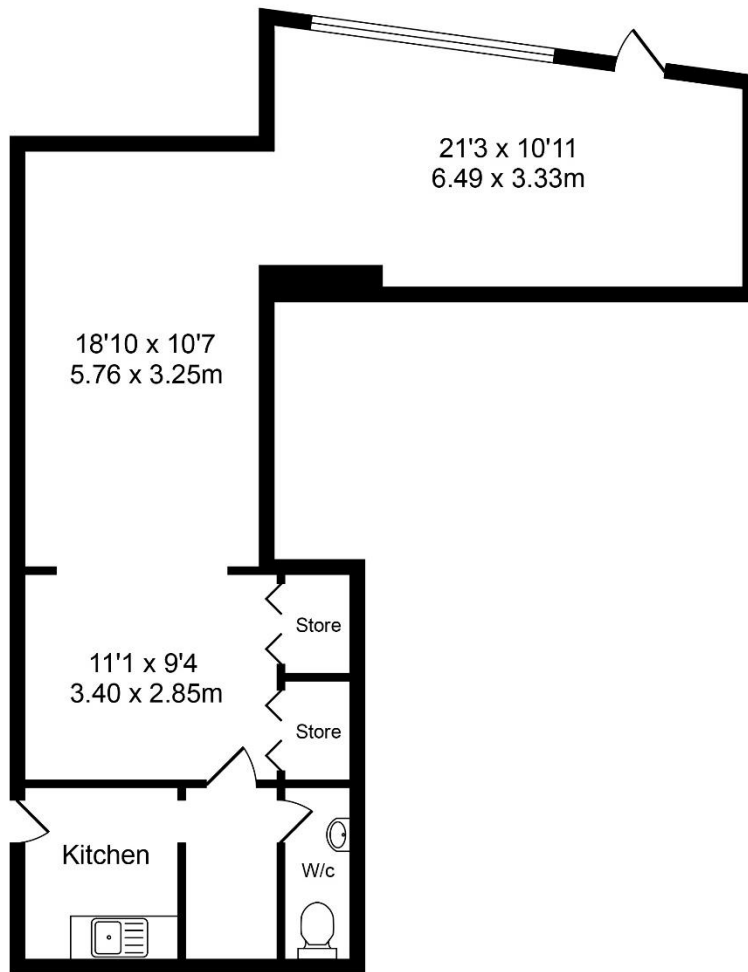
Business Rates: The property is listed in the current (April 2023) Rating List as having a Rateable Value of £8,800.

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

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

We understand the property extends to approximately 647 sq ft NIA.

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



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.

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

Details Prepared 14 May 2024

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.