

**Two Retail Units Available  
Individually or Combined**

**Unit 2 - £18,000 per annum**

**Unit 3 - £6,000 per annum**

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## **Bridge End Building, 31 Liverpool Road North, Burscough, Lancashire L40 0SA**



- **Two Retail Units – Available Individually or Combined**
- **Unit 2 £18,000 per annum, Unit 3 £6,000 per annum**
- **Prominent Retail Units with Return Frontage**
- **Available by way of a new lease.**
- **Substantial accommodation extending to approximately 1,138 square feet NIA. In total (both units combined)**
- **Scope for alternative uses, subject to the necessary consents.**
- **Modern, well-appointed open plan retail accommodation throughout.**



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**Location:** Constructed in approximately 2012, Bridgend Building occupies a prominent position within Burscough Town Centre at the junction of Orrell Lane and Liverpool Road North, which is the arterial road (A59) which connects Preston to Liverpool.

Burscough is located approximately three miles north of Ormskirk and 18 miles south of Preston in the borough of West Lancashire.



**Description:** The subject property provides a modern ground floor retail unit, which for many years has traded as a hairdressers and is now available due to relocation of the existing tenant.

Available by way of a new lease, the two retail units provide a frontage to both Liverpool Road North and Orrell Lane, and is self-contained with kitchen and WC facilities to the rear. There is also a communal area to the rear which is shared with the retail tenant next door (QueensCourt Hospice). With double entrance gates off Orrell Lane which leads into a communal loading bay and bin storage area.

Unit 2 – Photos from when occupied



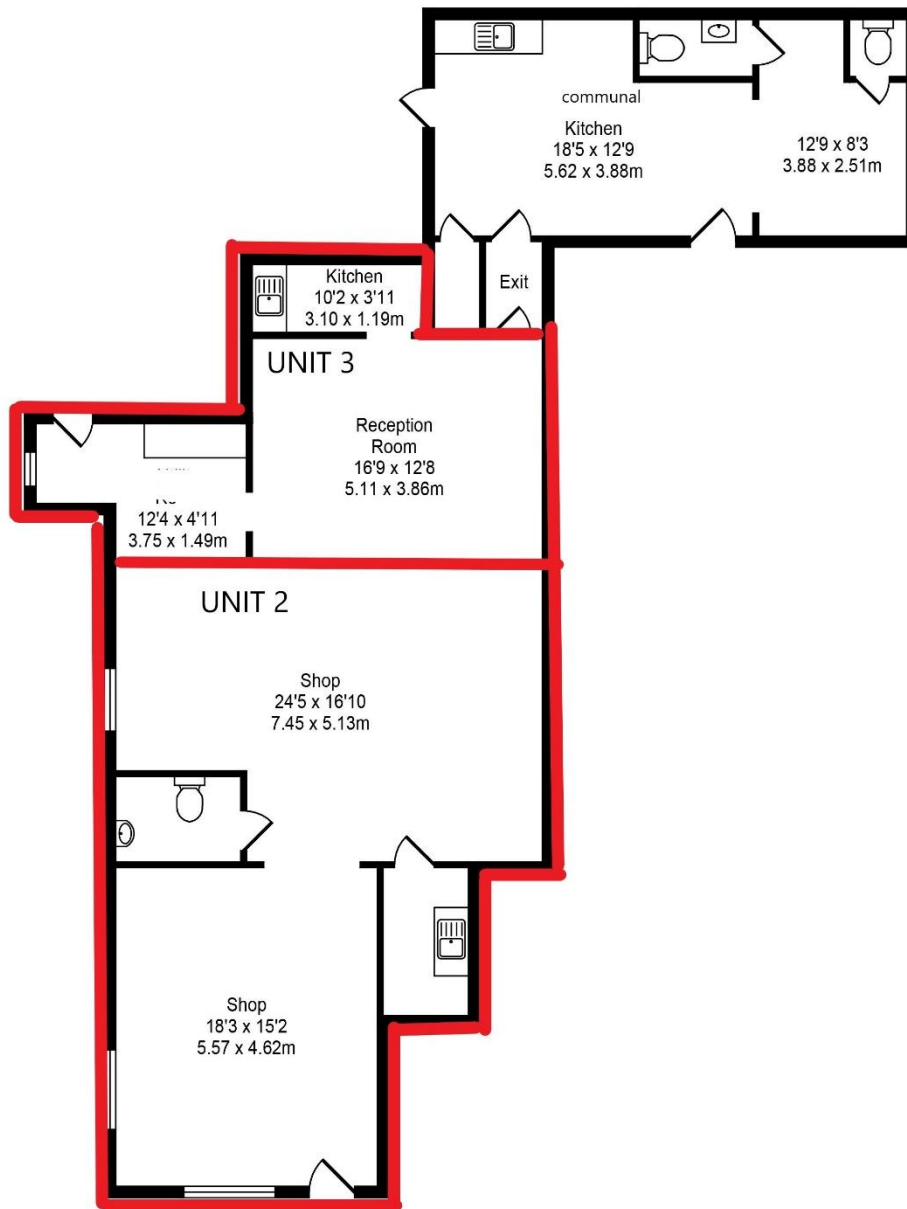


Unit 3 Retail Unit



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

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



**Rent:** Unit 2 - £18,000 per annum and Unit 3 - £6,000 per annum.

If both units reinstated back into one unit £22,000 per annum.

The lease is drawn on Internal Repairing and Insuring terms in accordance with the landlord's standard form of lease for the property.

The landlord will insure the building and recover the appropriate buildings insurance premium from the tenant, the tenant will be responsible for the insurance of their own activities and goods.

References and deposits will be required.

**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.

**VAT:** We understand VAT will not apply to the rental.

**Legal:** Each party are responsible for their own legal costs.

**Business Rates:** The tenant will be responsible for the payment of business rates.

Please note from the current VOA Rating Assessment, both units have a combined Rateable Value of £12,000, (units will need to be reassessed if let separately) therefore subject to meeting the current small business exemption criteria, the tenants would be exempt from the payment of business rates.

We recommend however that all prospective tenants satisfy themselves as to their potential business rates position and liability by contacting the West Lancs Borough Council Business Rates Department on 01695 571177.

**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 13 May 2024**

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