

Second Floor Office

TO LET

Rental: £7,500 Per Annum (No VAT)

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**31d, Burscough Street, Ormskirk L39 2EG**

Red line provided for indicative purposes only



- Self Contained Second Floor Office.
- Ormskirk Town Centre Location.
- Available From 11th April 2024, By Way of A New Lease.
- Approx 737 sqft.



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**Location:** The subject property can be found on Burscough Street within the pedestrianised area of Ormskirk town centre.



**Description:** Self Contained second Floor Office To LET.

The property provides three office areas, two separate WC's and kitchenette.

Typical specification provides plastered and painted walls, surface mounted or suspended light fittings, gas central heating and carpet floor coverings.

We understand the suite is individually metered for electricity and gas is charged out of a proportional basis.

The office is accessed via a shared entrance off 31 Burscough Street.



**Accommodation:** We understand the property extends to approx. 737 sqft. NIA

Floorplan provided for indicative purposes only.

**Terms:** Available on flexible lease terms to be agreed.

**Rental:** £7,500 Per Annum.

Please note references and a deposit may also be required.

**Service Charge:** We understand the Service Charge for this unit equates to approximately £553.13 per quarter.

**Management Charge:** We understand there is a management charge payable of approximately 7.5% of the agreed annual rental.

**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:** We understand VAT will not be applicable to the rental or service charge.

**Legal:** The ingoing tenant will be responsible for half of the landlords' legal fees, limited to £250 + VAT.

**Business Rates:** The tenant would be responsible for the payment of business rates, if applicable.

The property currently has a rateable value of £4,800, therefore subject to the ingoing tenants meeting the necessary criteria, they may be exempt from the payment of business rates.

We recommend however that all prospective tenants satisfy themselves of their potential business rates liability by contacting West Lancs Borough Council Business Rates team on 01695 587158 .

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

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

#### **Details Prepared 26 March 2024**

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