

Self-contained Retail/Former  
Hairdressing Salon

To Let: £9,600 per annum

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

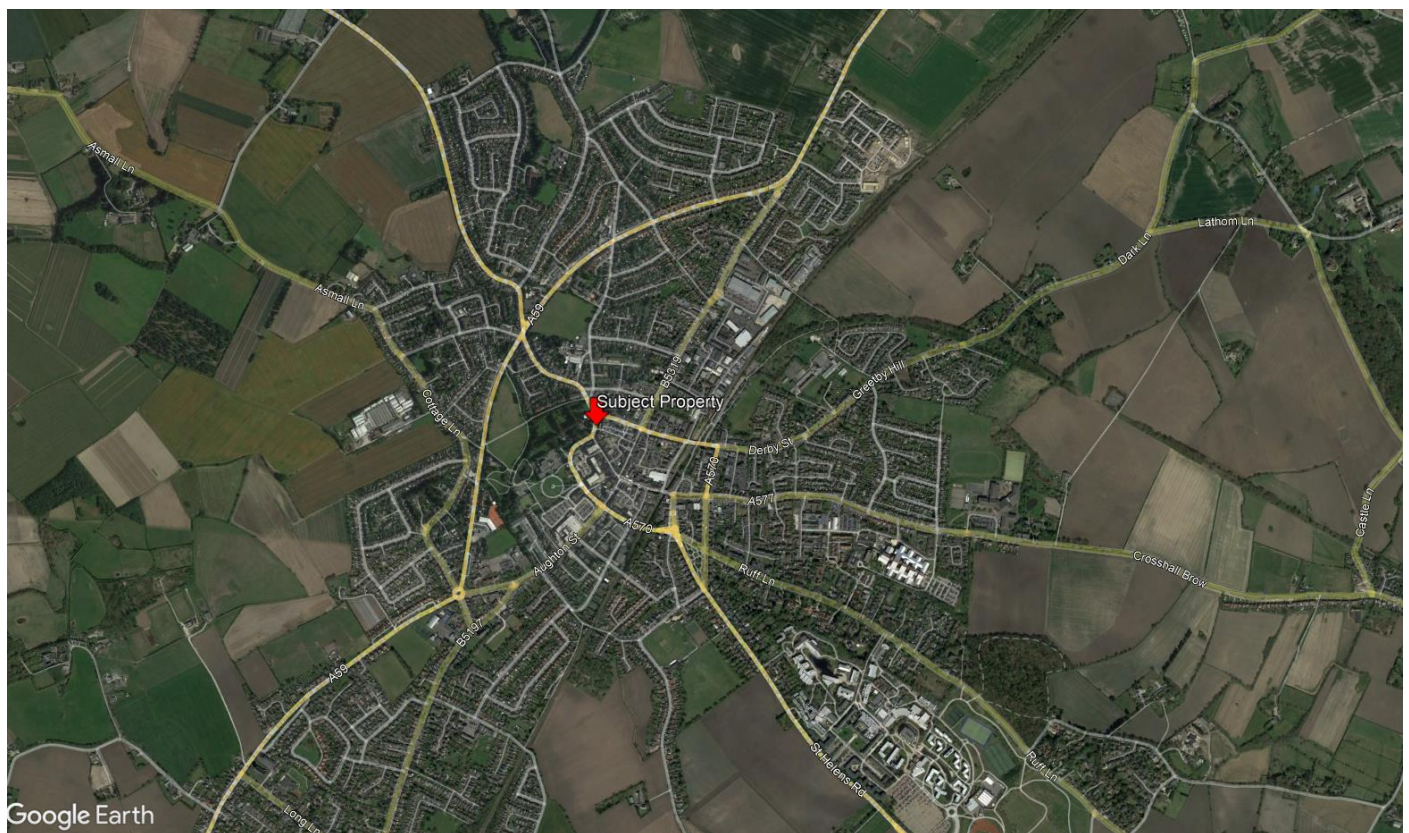
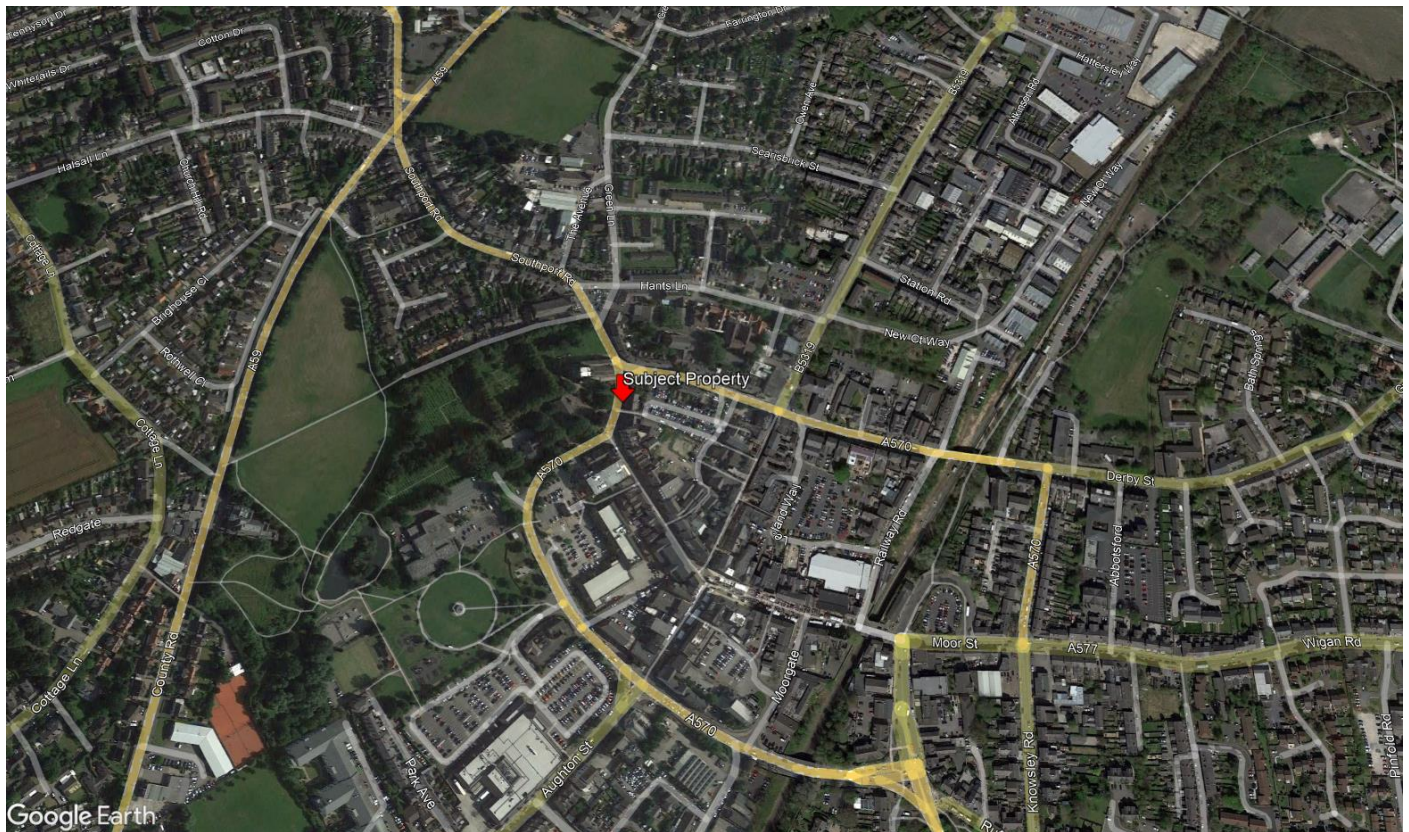
**60 Church Street, Ormskirk, Lancashire L39 3AW**



- **Former Hairdressing salon/retail unit.**
- **Self-contained ground floor premises.**
- **Town centre location backing onto The Stiles Pay and Display car park.**
- **Ready to trade as a hairdressing salon or suitable for retail/professional office uses.**
- **Available by way of a new lease.**
- **No VAT on rental, and business rates exempt (subject to meeting the necessary criteria).**
- **Approximately 493 square feet NIA (approximately 545 square feet GIA).**

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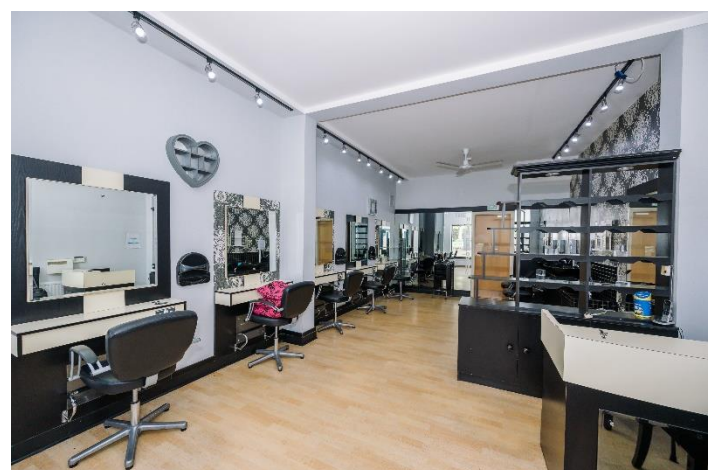
**Location:** The subject property occupies a prominent position to Church Street in Ormskirk, which forms part of the town's one-way system, as indicated on the aerial image below.



**Description:** Self-contained ground floor retail premises, most recently trading as and currently fitted out as a hairdressing salon.

The end terrace premises have a timber framed shopfront with adjacent pedestrian door and fascia signage above.

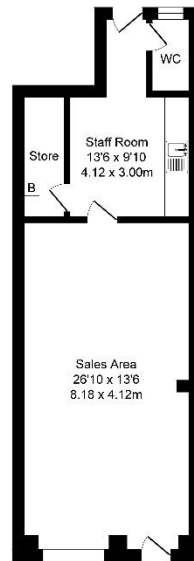
The ground floor is open plan with painted plastered walls, surface mounted light fittings, intruder alarm, vinyl floor covering, in addition to existing various hairdressing fixtures and fittings, which can remain if so required. To the rear of the property, there is a kitchen, understairs storage area housing the gas central heating boiler, WC and door into rear yard, which backs onto The Stiles Pay and Display car park, and offers additional tenant signage potential.



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

Church Street, Ormskirk

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Terms:** By way of a minimum three-year lease to be drawn on Internal Repairing and Insuring terms, to include plate glass, shopfront, doors, etc. References and deposit will be required.

The landlord will insure the building and recover the premium from the tenant, which we understand is approximately £200.00 per annum. The tenant will be responsible for the insurance of their own activities and goods.

**Rent:** £9,600 per annum exclusive of all other outgoings.

**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 would not apply to the rental.

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

**Business Rates:** From April 2023 VOA web site the property is listed as having a Rateable Value of £7,500.

**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 29 April 2024**

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