

Two Storey Retail Premises

To Let: £12,000 Per Annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

60 Liverpool Road North, Burscough, Lancashire L40 4BY



- Prominent Retail Unit within Burscough Town Centre to the A59.
- Extending to approximately 1250 sq ft over ground and first floors.
- Well Appointed Ground Floor space previously utilized as Beauty Use.
- Treatment Rooms, New W.C. and Kitchen Facilities.
- First Floor Storage.
- Available by way of a New Lease with No VAT on Rental.
- Scope for Alternative Uses and subject to the necessary consents.



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

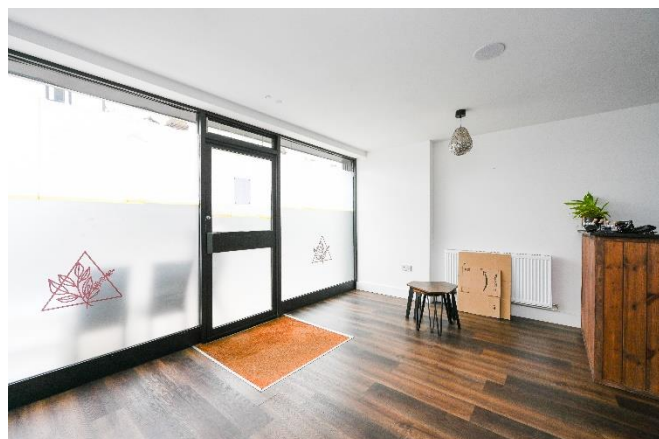
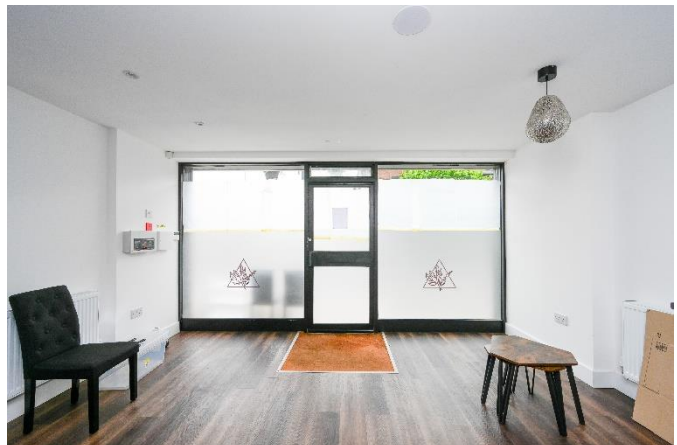
Location: The subject unit is located to the A59 Liverpool Road North in the centre of Burscough, which is a growing town 3 miles North of Ormskirk in West Lancashire.

Description: Self Contained two storey retail unit, to busy high street location.

The property has been extensively refurbished by the outgoing tenant to provide a well appointed Beauty salon to the ground floor, with stud partition treatment rooms, new kitchen, gas central heating system and wc facility to the rear.

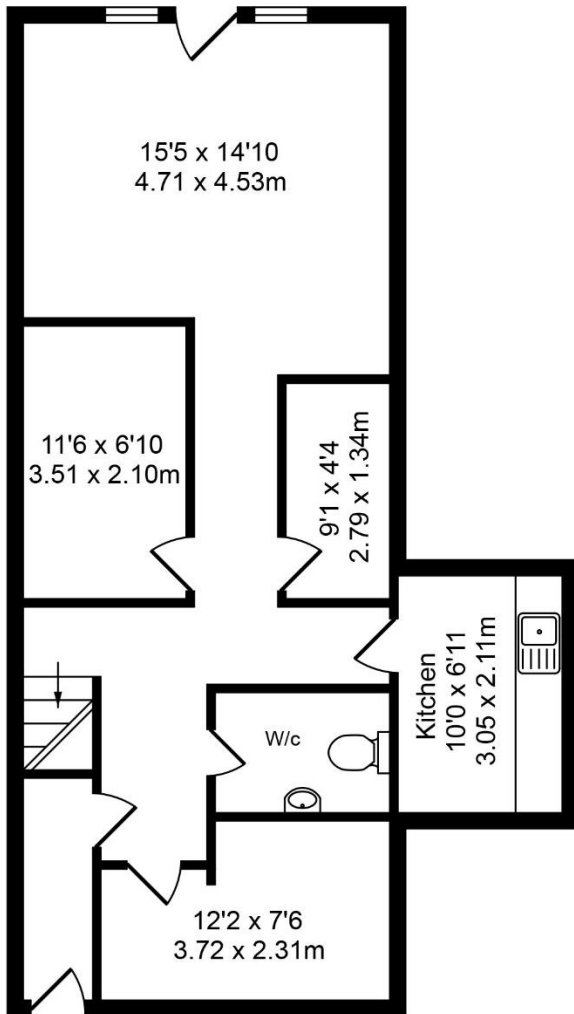
The first floor provides various storage rooms and accommodation.

To the front elevation there is a full glazed frontage with integral pedestrian door, with large fascia signage above.

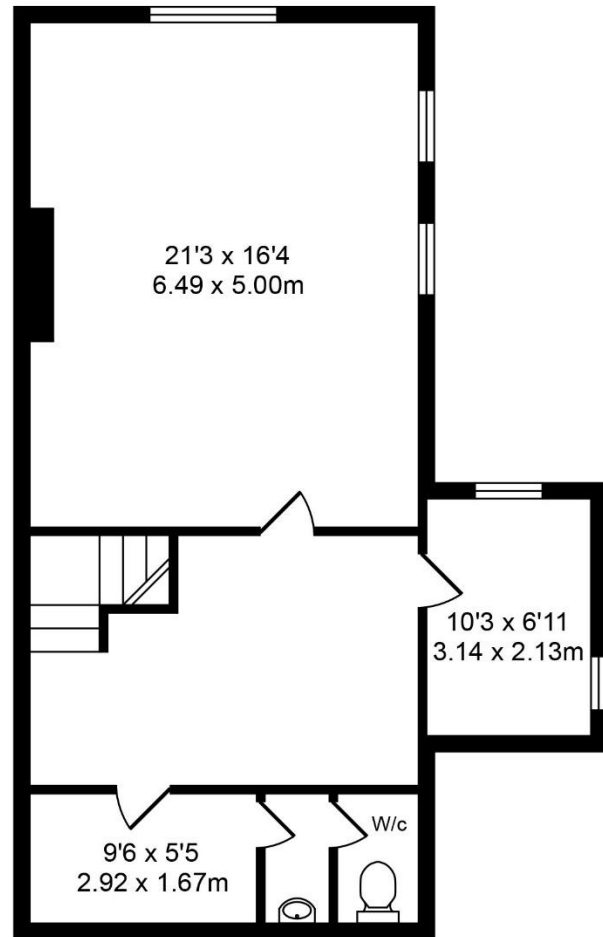


Accommodation: We calculate the property provides approximately 1,250 sq ft over ground and first floor

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



Ground Floor



First Floor

Rent: £12,000 per annum exclusive of all other outgoings. References and deposit will be required. Minimum three year lease.

The lease will be drawn on internal repairing and insuring terms, whereby all repairs and ongoing maintenance will be the responsibility of the tenants, with the exception of roof and walls.

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

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all tenant 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 be applicable to the rent.

Legal: All parties are responsible for their own legal costs.

Business Rates: If applicable the tenant will be responsible for the payment of Business Rates. From April 2023 Rating List the property has a Rateable Value of £9,400, therefore under the current rates, and subject to meeting the necessary criteria, occupiers may benefit from Business Rates exemption.

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 04 June 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.