

Ground Floor Office

TO LET

Rental: £6,000 per annum exclusive
(plus VAT)

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

75 New Court Way, Ormskirk, Lancashire L39 2YT

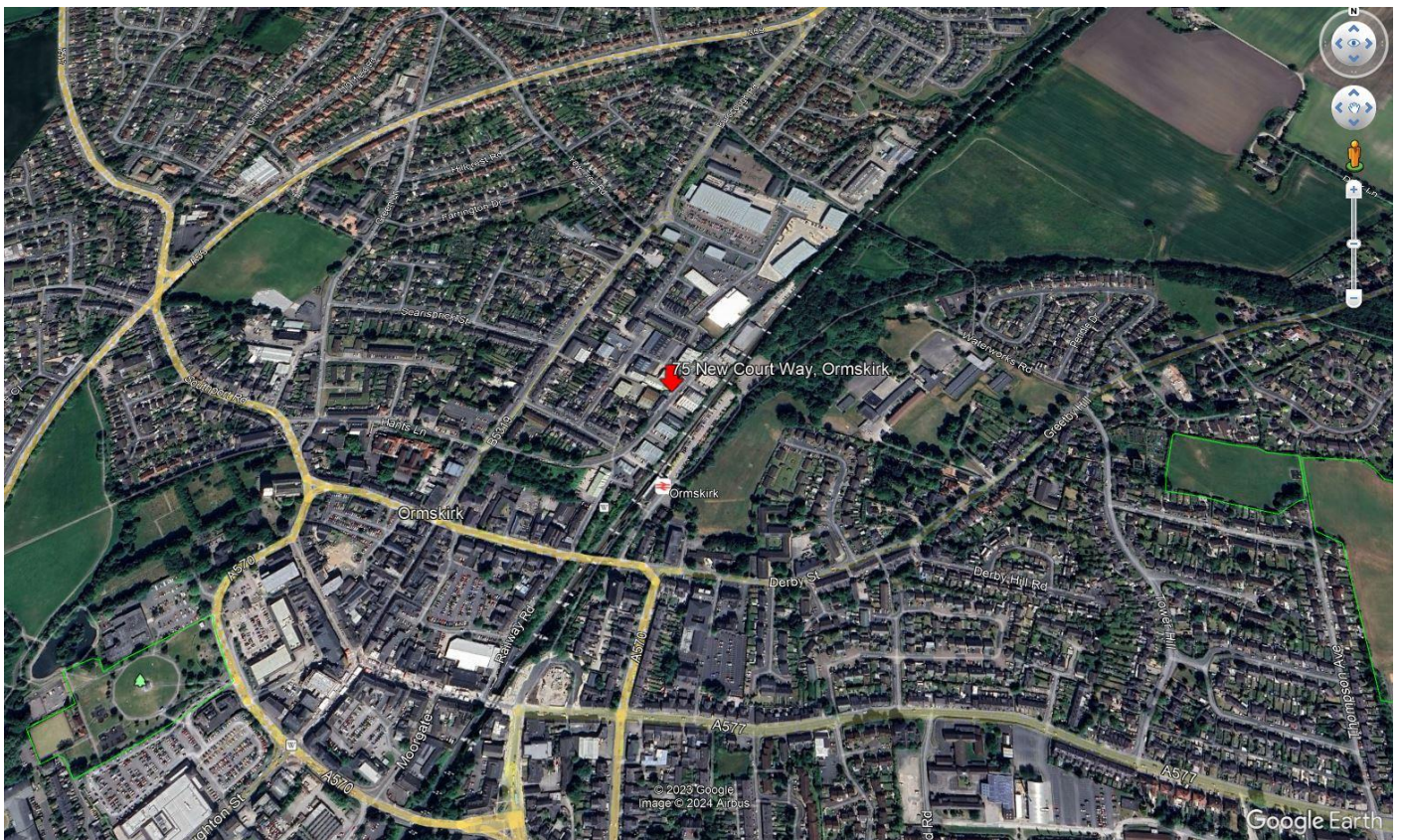


- **Ground Floor Open Plan Office**
- **Approximately 355 sq ft NIA**
- **Three Car Parking Spaces**
- **Recent Refurbished**
- **Communal WC and Kitchen Facility**
- **Available by way of a New Lease**
- **Business Rates Exempt - subject to meeting the necessary criteria**
- **Scope for alternative uses - 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 office is located to New Court Way, an established purpose built employment location, situated just outside Ormskirk Town Centre and close to Ormskirk Train Station, with links to Liverpool and Preston.

The subject property is identified on the aerial image below.



Description: Ground floor office which has recently been refurbished and redecorated. Benefiting from plentiful natural light to the front and side elevations, the office is open plan with pedestrian entrance onto New Court Way. There is a shared kitchen and w.c with the neighbouring office occupier.

Externally three parking spaces are provided, one to the front of the unit, the other two to the side. The unit has its own meter/sub meter for electricity use and contribution 25% of the open book use of gas and water with the neighbouring office occupier.

Both tenants are jointly responsible for the cleaning of the communal wc and kitchen.



Accommodation: We understand the accommodation extends to approximately 355 sq ft NIA

Rent: £6,000 per annum exclusive of all other outgoings.

References and deposit would be required.

The landlord would insure the property and recover the premium from the tenant (approx £490 per annum). The tenant would be responsible for the insurance of their own goods and activities.

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 tenants.

VAT: We understand that VAT would apply to the rental and building insurance premium.

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

Business Rates: The property has a Rateable Value of £3,700 subject to meeting the necessary criteria. Occupiers may qualify from Small Business Rates exemption, subject to meeting the necessary criteria.

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 17 June 2024

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