

Take Away Premises

TO LET

Rental: £10,000 per annum

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

105 Liverpool Road South, Burscough L40 7SY

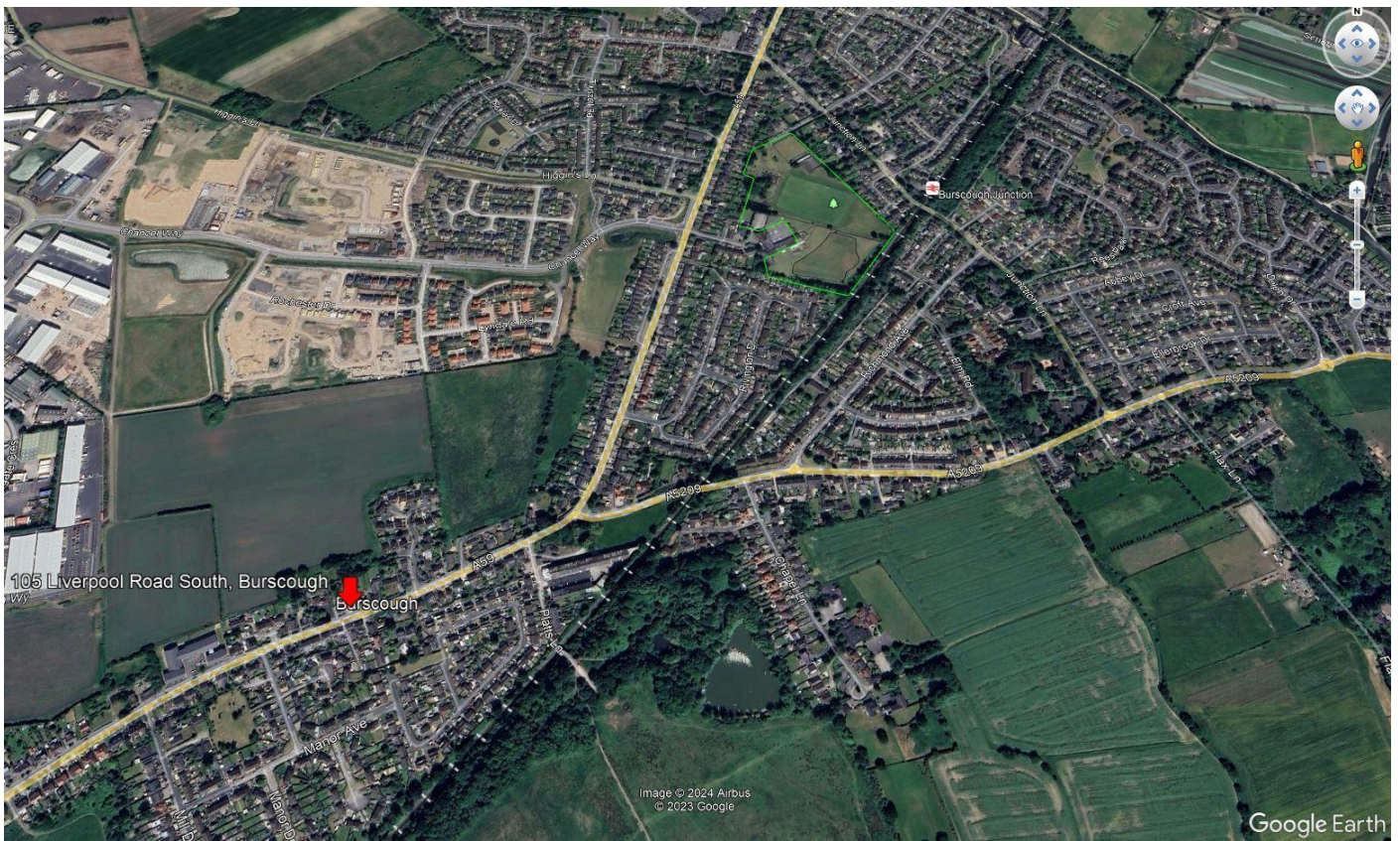


- Takeaway premises.
- First floor ancillary accommodation.
- Approximately 840 square feet over ground & first floors.
- Business rates exemption - subject to meeting the necessary criteria.
- Available by way of a new lease.
- Prominent position to the A59 in Burscough.
- No VAT on rental.



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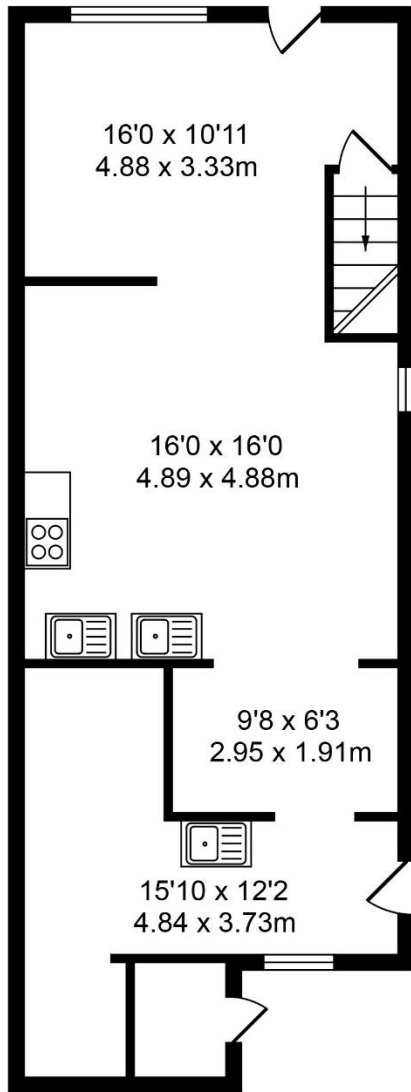
Location: The subject property is semi-detached and set back from Liverpool Road South, which is an arterial road connecting Ormskirk to Burscough, as identified on an aerial image below.



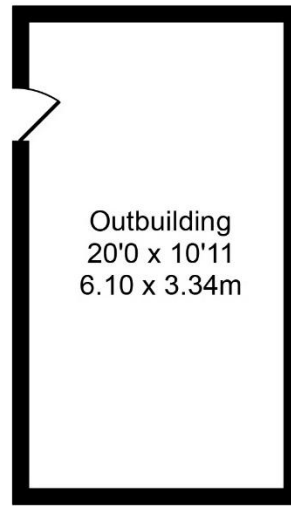
Description: Semi-detached takeaway premises offered to let with vacant possession. Parking is provided to the front and to the rear, where there is a detached storage building and further hardstanding beyond. The property itself has a pedestrian entrance door, with glazed shopfront leading into a counter area. Beyond the counter is a commercial kitchen with further food preparation areas behind. The first floor provides two storage rooms, together with a WC/bathroom.



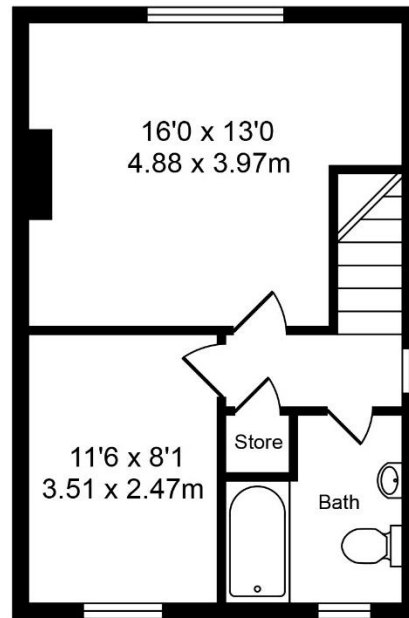
Accommodation: Floor plan below, not to scale and provided for indicative purposes only.



Ground Floor



Outbuilding
Approx. Floor
Area 220 Sq.Ft
(20.4 Sq.M.)



First Floor



Rental: £10,000 per annum exclusive of all other outgoings.

References and deposit would 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: All prices and rentals where quoted are exclusive of but may be subject to VAT.

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

Business Rates: The property is listed on the current April 2023 business rates listing as having a Rateable Value of £3,700. Subject to meeting the necessary small business exemption criteria, occupiers would be exempt from the payment of business rates under the current rules.

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 11 June 2024

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