

*Preliminary Particulars*

FOR SALE

HMO Sale and Leaseback  
Investment

5 year FR&I Lease at £33,750 From  
Completion

Asking Price: £450,000

**Fitton Estates**  
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**34 Derby Street, Ormskirk, Lancashire**

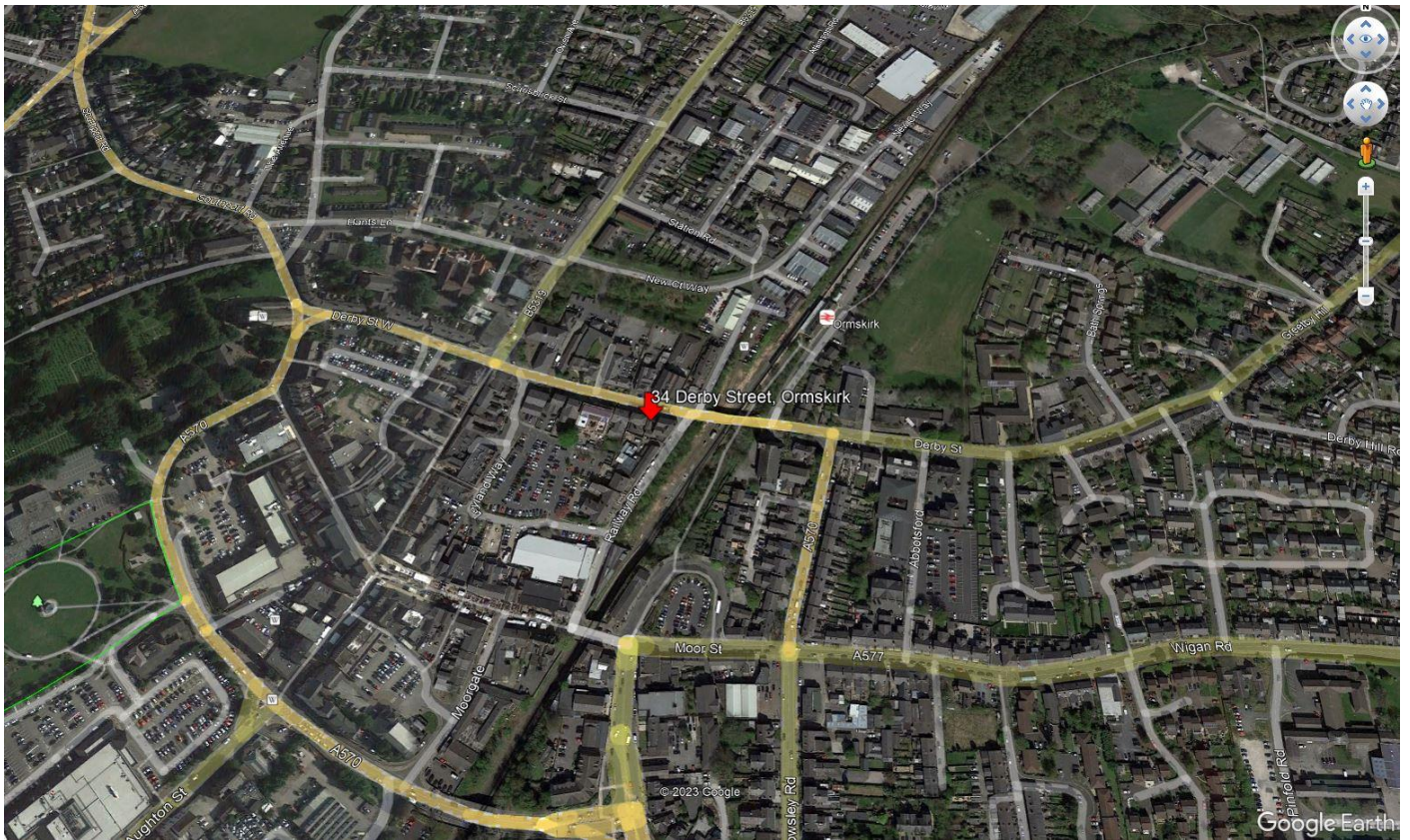
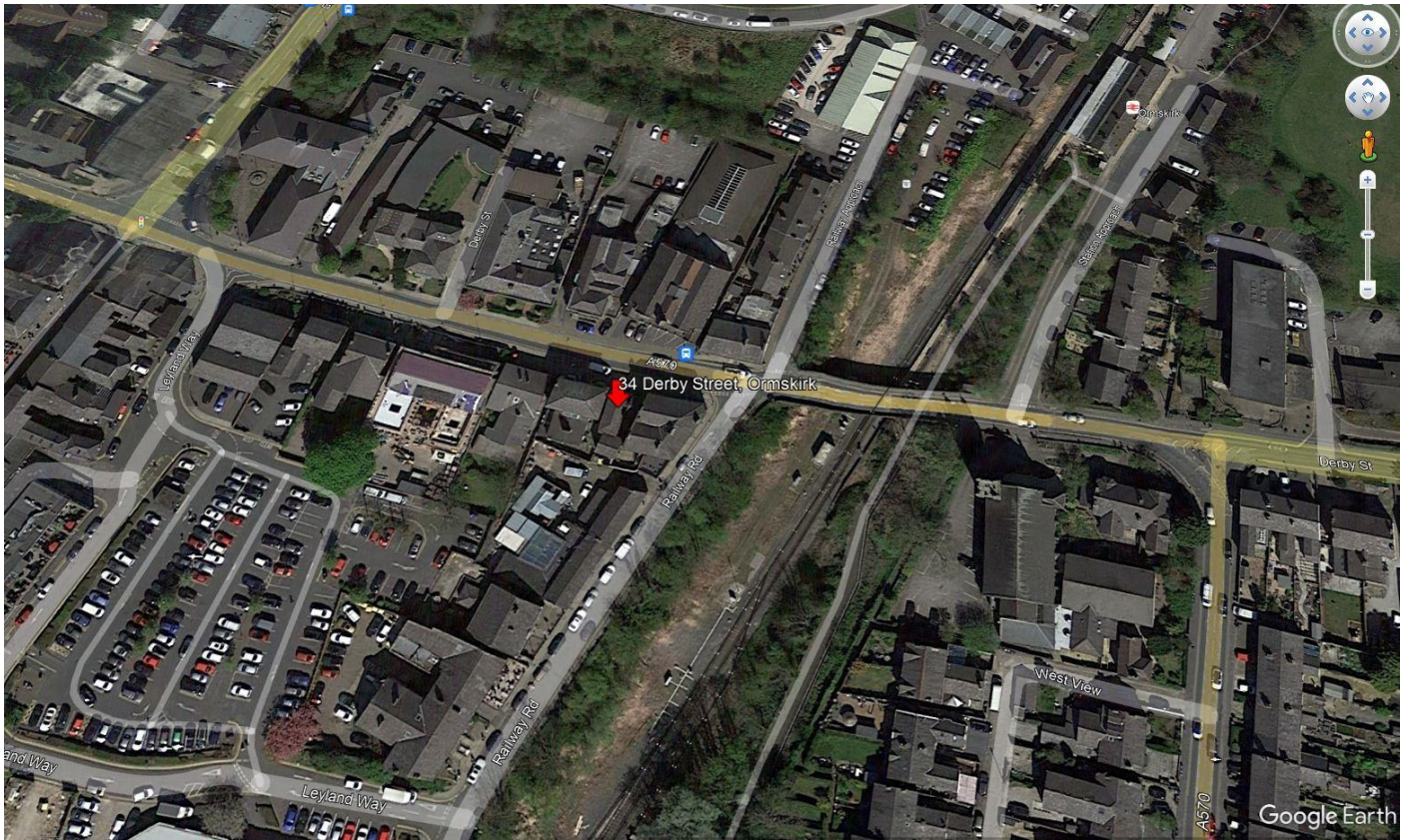


- Sale and Leaseback Investment.
- 5 Year FR & I Lease to Stockton Students Limited (Company Number: 13761031) at £33,750 Per Annum, from Completion.
- Five-bedroom student HMO accommodation.
- Ormskirk Town Centre location within walking distance to the amenities and Ormskirk Train Station.
- Conversion from offices to bespoke HMO accommodation with kitchen/lounge area and 5 ensuite bedrooms in circa. 2017.
- No VAT on purchase price.



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**Location:** The subject property can be found on Derby Street which is an arterial road on the one-way system around Ormskirk Town Centre, subject property can be found adjacent to the Day & Night restaurant and bar, opposite Stokers and just across the road from Ormskirk Train Station, and within a short walking distance of Ormskirk's pedestrianised town centre.

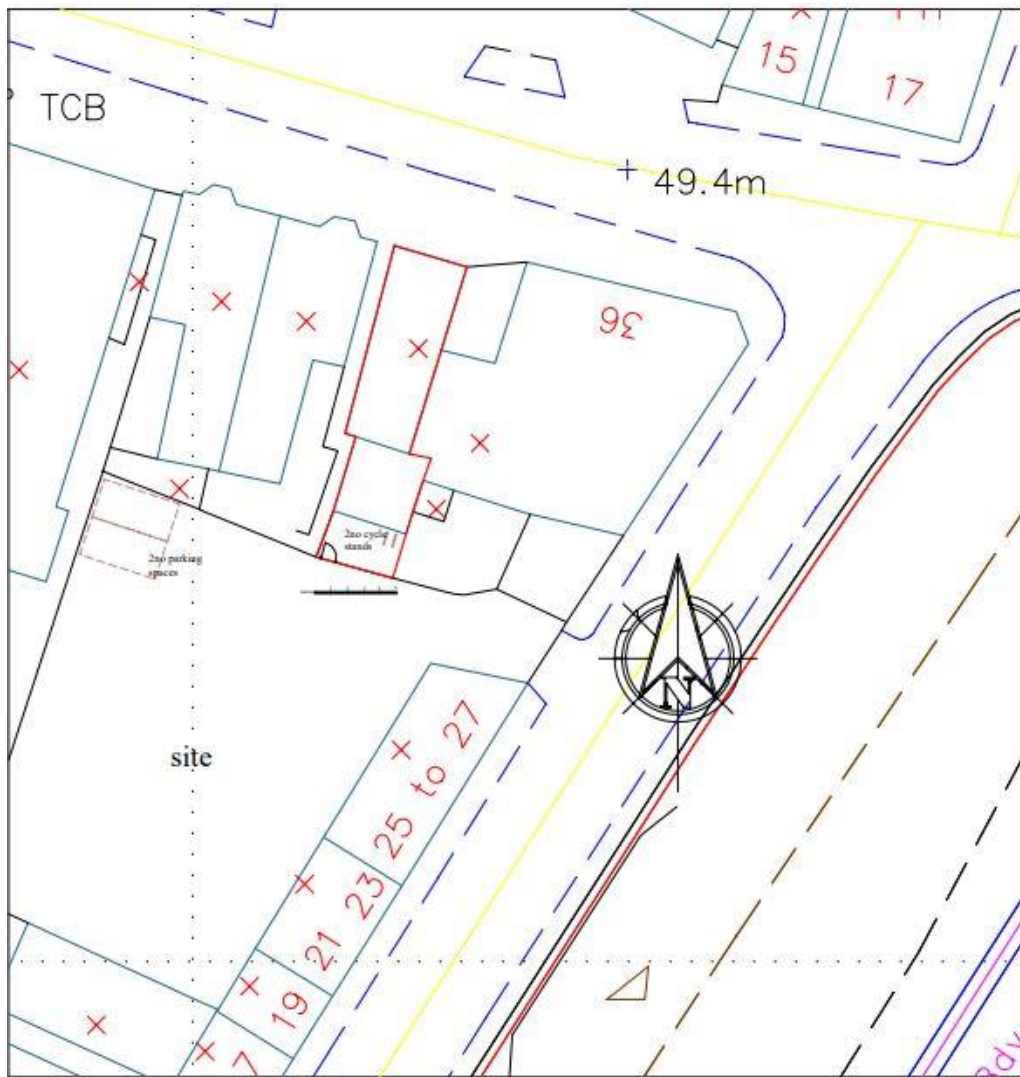


**Description:** The property was previously town centre offices and was converted in approximately 2017 by way of Planning Reference 2016/0554/FULL into the conversion of five-bedroom student accommodation. The property comprises of a communal kitchen/lounge area to the front of the property, together with two ensuite bedrooms on the ground floor, stairs lead to the first floor, which provide a further three ensuite bedrooms.

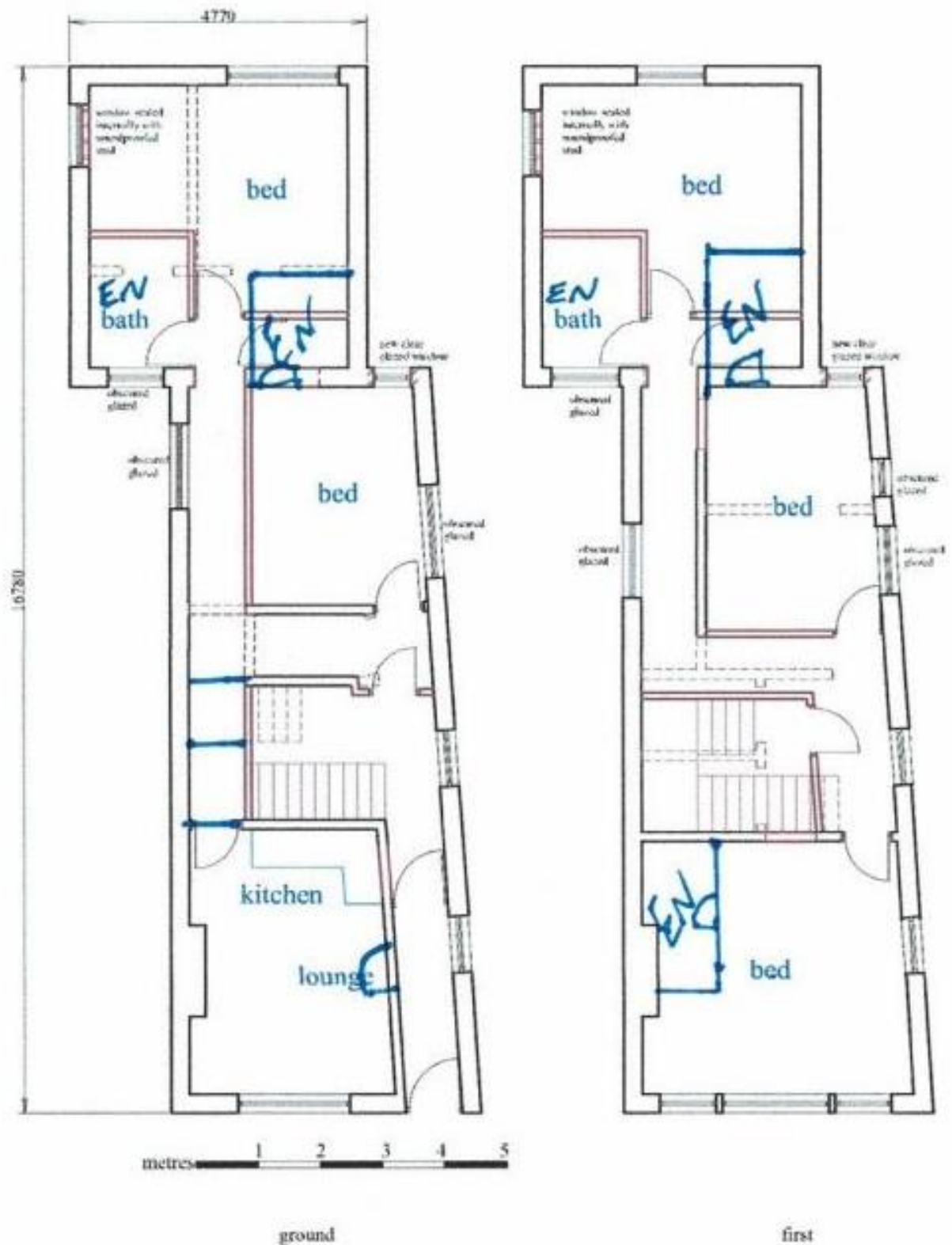
We understand the heating system is a gas fired system boiler with hot water cylinder.



**Site Plan**



Accommodation: Floor plans below, attached for indicative purposes only.



**Tenure:** Advised freehold, pending written verification.

**Sale and Leaseback Proposal:** From purchase completion, Stockton Students Limited (Company Number: 3761031) would take a new 5 year Full Repairing and Insuring lease at an annual rental of £33,750 Per Annum. Please note, the owner would insure the building from completion and the tenant reimburse. The new lease would be subject to a photographic schedule of condition which would be annexed to the completed lease.

The tenant would also be responsible for the payment of utilities and associated occupational costs, from completion.

**Asking Price:** £450,000

**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.

**Additional Information:** Details pertaining to the Planning Permission, HMO Licence, risk assessment, electrical safety report, September 2023 tenancies and deposit details are available on request.

**VAT:** We understand VAT will not apply to the purchase price.

**Legal:** Each party would be responsible for their own legal costs incurred in the transaction

**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 08 September 2023**

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