

For Sale



Ormskirk

34 Moor Street, L39 2AL

Total Area: 5,753 sq ft (535 sq m)

Price: £470,000

Freehold with Vacant Possession

Location & Description:

- Ormskirk is a historic market town in the heart of West Lancashire, located approximately 13 miles north of Liverpool, 11 miles west of St Helens, 9 miles south east of Southport and 18 miles south of Preston.
- The town boasts an attractive mix of national and independent retailers which support a healthy population of circa 28,000 and wider catchment of 268,000. The town also has a strong student population, with Edge Hill University located a short walk from the town centre.
- The retail provision in the town is centred around the pedestrianized, Market Cross, with Moor Street, Church Street, Burscough Street and Aughton Street, home to many of the national high street brands. The town centre is supported by Two Saints Retail park located within walking distance of the town. Hattersley Retail Park and Ringtail Retail Park are located just outside the town centre.
- The subject property is located on Moor Street, at the end of the main retail pitch, and to the rear of Ormskirk Indoor Market. Nearby occupiers include Nordico Lounge, Starbucks, The Golden Lion, B&M, Clarks, Newlook and Holland & Barrett.
- The property is not listed but it does fall within the Ormskirk Town Centre Conservation Area.

Demise:

Ground Floor Sales	2,705 sq ft (251.30 sq m)
First Floor	1,568 sq ft (145.70 sq m)
Basement	1,480 sq ft (137.50 sq m)
TOTAL	5,753 sq ft (535 sq m)

Car parking spaces - 4

Price:

£470,000

Tenure:

Freehold with vacant possession.

EPC:

Energy Performance Rating Assessment - E

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,000.

Date Prepared:

May 2024

REGISTER YOUR INTEREST HERE
<https://offr.io/goto/12117>

Contact Us:

Simon Colley

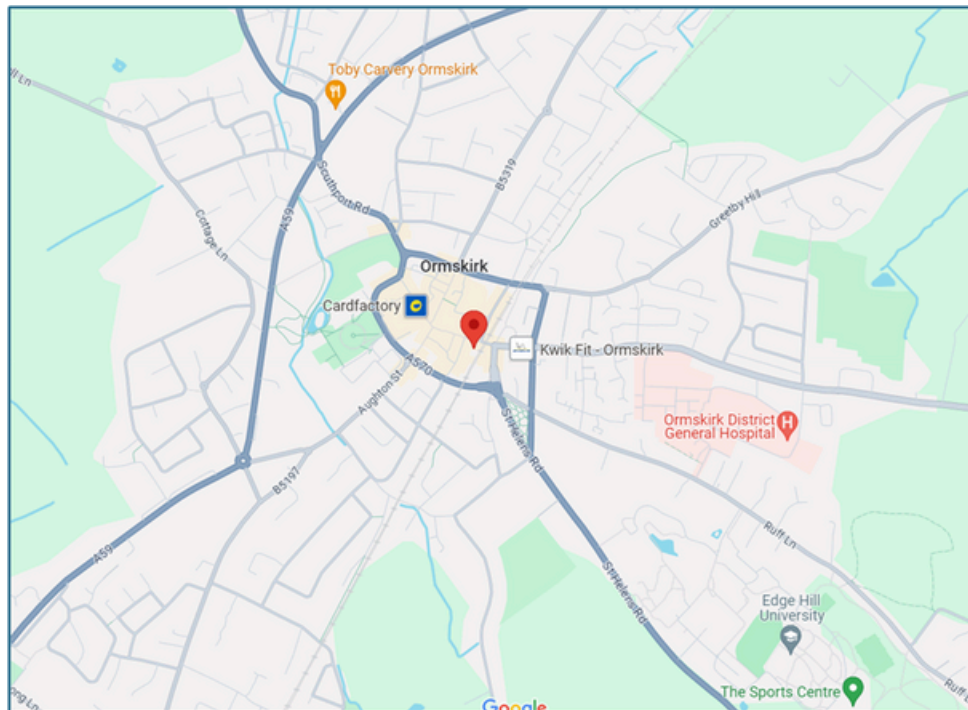
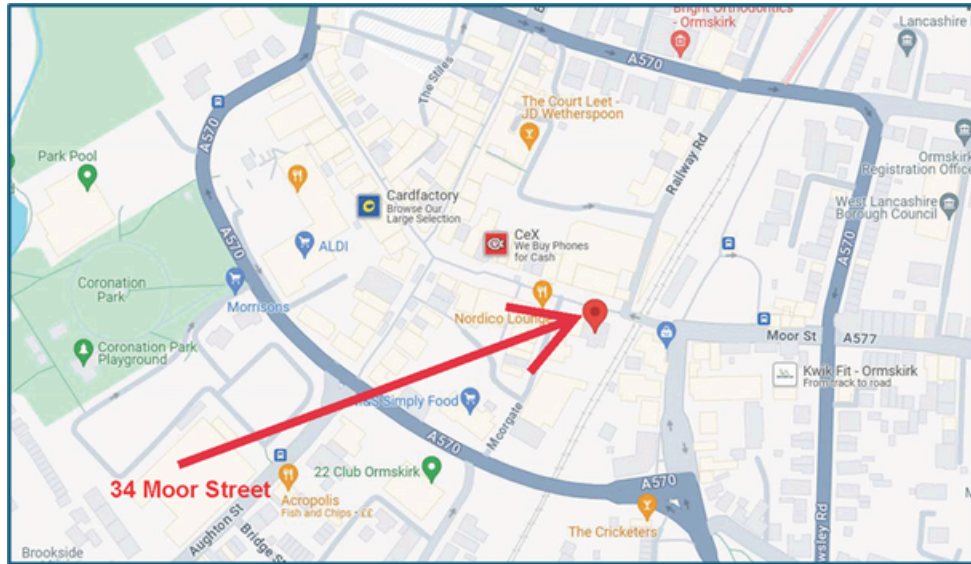
07966 181708

simon@barkerproudlove.co.uk

James Moss

07977 278229

jmos@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.