

Ormskirk

12 Church Street

Lancashire

L39 3AN

- **Attractive Freehold Shop Investment**
 - Lease expires 2017
 - Grade II Listed
 - Current Rent Reserved
- £38,750 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Ormskirk, with a population of some 23,000, is a market town located some 7 miles south-east of Southport and 12 miles north-east of Liverpool. The town is served by the A570 and A59 providing access to the M58 motorway. Communications are further enhanced by Ormskirk Mainline Station, which is a short distance from the property. The property, located within a Conservation Area, is situated fronting Church Street close to its junction with Market Cross. Occupiers close by include Swinton Insurance, adjacent Card Factory and Specsavers diagonally opposite, Waterstone's and a number of local traders.

Description

The property, Grade II Listed, is arranged on basement, ground and two upper floors to provide a ground floor retail unit with basement storage (trapdoor access) together with two floors of ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	7.74 m	(25' 5")
Net Frontage	6.92 m	(22' 8")
Shop Depth	22.54 m	(73' 11")

Built Depth	30.05 m	(98' 7")
Basement	65.8 sq m	(708 sq ft)
First Floor	85.10 sq m	(916 sq ft)
Second Floor (part restricted height)	70.55 sq m	(759 sq ft)

Tenancy

The entire property is at present let to WHITE LEISURE LIMITED for a term of 20 years from 29th September 1997 at a current rent of £38,750 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the lessee's have sublet the property to 1st Touch Leisure Ltd.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

