

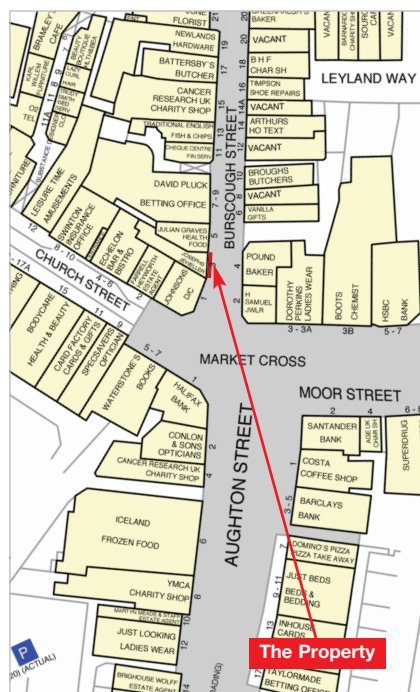
# Ormskirk

## 3 Burscough Street

### Lancashire

#### L39 2EG

- Freehold Town Centre Shop Investment
  - Pedestrianised location
  - New 10 year lease
  - Rent Review 2016
  - VAT is not applicable
  - Current Rent Reserved
- £11,750 pa**



## 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.

The property is well located on pedestrianised Burscough Street close to Market Cross.

Occupiers close by include Johnson Dry Cleaners and Julian Graves, both adjacent, H Samuel, Santander, Costa Coffee, Halifax, Waterstones and SpecSavers.

## Description

The property is arranged on basement, ground and one upper floor to provide a shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.6 m	(18' 4")
Net Frontage	5.2 m	(17' 1")
Shop & Built Depth (max)	7.1 m	(23' 4")
Basement	10.0 sq m	(107 sq ft)
First Floor	13.5 sq m	(145 sq ft)

## Tenancy

The entire property is at present let to JOSEPH'S JEWELLERS LIMITED with guarantors on a lease renewal for a term of 10 years from 25th December 2011 at a current rent of £11,750 per annum, exclusive of rates. The lease provides for rent review at the 5th year of the term and contains full repairing covenants.

## Tenant Information

Website Address: [www.josephsjewellery.co.uk](http://www.josephsjewellery.co.uk)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 138 Ormskirk**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Simon Nosworthy, Cree Godfrey & Wood. Tel: 0208 883 9414 Fax: 0208 444 5414 e-mail: [sn@creegodfreyandwood.co.uk](mailto:sn@creegodfreyandwood.co.uk)