

To Let



Ormskirk

13-15 Church Street

Ground Floor Area: 2,119 sq ft (196.86 sq m)

Rent: £52,500 pax

Subject to Vacant Possession

Location & Description:

- Ormskirk is an affluent market town in West Lancashire. The town benefits from a large student population of circa 16,000 enrolled in Edge Hill University.
- The subject premises occupy a prominent location in the main shopping area of the town centre.
- Nearby occupiers include Card Factory, Specsavers, Waterstones, Halifax, Vision Express and Costa.
- The property comprises ground floor sales with first floor ancillary. Servicing is via the rear of the property.

Demise:

Ground Floor Sales 2,119 sq ft (196.86 sq m)
First Floor Ancillary 1,485 sq ft (137.96 sq m)

Rent:

£52,500 per annum exclusive.

Lease:

New eFRI lease for a term of years to be agreed.

EPC:

Available upon request.

Service Charge:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £38,500.

Date Prepared:

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

Andrew McGuinness

07769 641622

andrew@barkerproudlove.co.uk



Ormskirk (13-15 Church Street Goad)

Modified: 09-Oct-25 15:29:55 / Surveyed: 05-Apr-25



Copyright and confidentiality © 2025
Experian. All rights reserved.
© Crown Copyright and database
rights 2025 AC0000807366

Experian Goad Plan Created: 09/10/2025
For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@uk.experian.com

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.