Barker Proudlove

Manchester Office:
0161 631 2852

# 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**

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## 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 2026) - £44,750.

**Date Prepared:**
Updated November 2026

**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:

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Ordnance Survey
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