



**A town centre freehold retail investment currently let to YMCA and LFS Group Limited at a current passing rental income of £34,200 per annum.**

**Situated**

The property is situated within the pedestrianised section of the town centre opposite the Post Office. Nearby occupiers include Iceland. Ormskirk is located 7 miles south east of Southport and 12 miles North East of Liverpool.

The property is arranged over ground, first and second floors.

**Note**

The property will be sold subject to VAT.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/ REVERSION
10	YMCA	Ground Floor 121.4 m <sup>2</sup> (1306sq ft) First Floor 71m <sup>2</sup> (764sq ft)	5 years from 10th December 2010. Effective FR & I Tenant break option 10/12/13	£24,000pa	9th December 2015
12	LFS Group Ltd	Ground Floor 28.4 m <sup>2</sup> (305sq ft) First Floor 40m <sup>2</sup> (430sq ft)	15 years from 24th March 1998. Effective FR & I	£10,200pa	24th March 2013

**Current Rent Reserved** **£34,200pa**

\*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.