

LOT
22

26 Aughton Street, Ormskirk L39 3BW
RETAIL INVESTMENT

Guide Price **£400,000+**



A town centre freehold retail investment currently let to Shoefayre Limited at a current passing rental of £49,500 per annum with the lease expiring in 2018. The property is arranged on ground and first floors to provide a double shop unit together with a rear service yard.

Situated

The property is situated within the pedestrianised section of the town centre opposite the post office. Nearby occupiers include Iceland and YMCA. Ormskirk is located 7 miles south east of Southport and 12 miles north east of Liverpool.

Note

The property is 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 |
|------------------------------|----------------|---|--|------------------|---|
| 26 | Shoefayre Ltd | Ground Floor 234m ² (2519sq ft) Mezzanine 8.95m ² (96sq ft) First Floor 166.40m ² (1253sq ft) *Measurements taken from VOA prospective purchasers are advised to make their own enquiries | 10 years from 29th September 2008. 5 yearly rent reviews FR & I | £49,500pa | There is no rent review in 2013. The lease provides for such however the terms of the Deed of variation provides that this no longer applies. Reversion 29th September 2018 |
| Current Rent Reserved | | | | £49,500pa | |