



## Attractive Town Centre investment

Let to The Works Stores Ltd

Rent: £45,000pa

Expiry: 19<sup>th</sup> October 2028 - Tenant Break Option in 2024 not exercised

Price: On application

## Location

Ormskirk is a popular regional market town located approximately 8 miles South East of Southport, 12 miles West of Wigan and 12 miles North of Liverpool.

The town is served by the A570 and A59 providing access to the M58 motorway. Ormskirk Railway Station is located in the heart of the town and provides direct trains to Preston via the West Lancashire Line and Liverpool Central via the Northern Line.

The property is situated on the south side of Moor Street, close to its junction with Moorgate. Occupiers close by include Clarks, Starbucks, Superdrug, CEX, Costa Coffee, Santander, Boots, TG Jones and The Post Office amongst many others.

## Accommodation

The property comprises the full building, extending over ground, first and second floors and surmounted by a pitched roof.

The property offers a prominent aluminium framed and glazed frontage. Internally the property is presented in an open plan retailing layout with upper floor providing store, staff facilities, office and w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,604 sq ft / 149 sqm

First Floor: 1,073 sq ft / 99.7 sqm

Second Floor: Not measured – restricted access

## Tenancy

Let to The Works Stores Ltd until 19th October 2028 on a FRI lease at a passing rent of £45,000pa. Tenant break option in 2024 was not exercised.

For the year ending 04 May 2025 The Works Stores Limited reported a turnover of £277,039,000, a pre-tax profit of £9,502,000 shareholders funds of £20,856,000 and a total net worth of £18,659,000 (Source: Experian 22.12.2025).

## Price

On application

## EPC

On application

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



Viewing strictly by appointment with BRITTON PROPERTY -

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