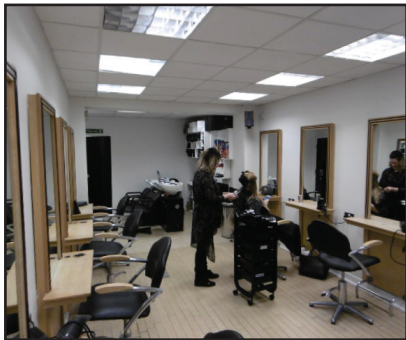


RETAIL INVESTMENT - REGIS UK LTD

3 MOORGATE, ORMSKIRK, L39 4RT



LOCATION & DESCRIPTION

Ormskirk is a Market Town located in West Lancashire approximately 13 miles north of Liverpool and 18 miles south of Preston having an urban area population of approximately 23,400 boosted by an expanding Edge Hill University Campus. The premises are located on Moorgate linking Marks & Spencer Simply Food and Market Hall with prime retail pitch of Moor Street, adjacent to the Queens Head Public House. Other occupiers in the immediate vicinity include Home Bargain, Co-op Travel and William Hill.

THE PROPERTY

The premises are arranged at ground floor only, the 1st floor forming part of the adjoining public house.

Gross frontage	21'	6.4 m
Sales area	52.7 sq.m	568 sq.ft.
Staff/storage	7.45 sq.m	80 sq.ft.

TENURE

The property is held by way of a residue of a 999 year lease effective from the 31st December 1984 at a peppercorn without review. Subject to an underlease granted to Regis UK Limited, Company No: 026037860 for a term of 10 years from the 25th March 2013 at a current rental of £13,000 per annum exclusive subject to review dated the 25th March 2018. Sub tenant's option to break 24th March 2018 operated by a minimum 6 months via notice.

TENANT

Regis UK Limited own and operate over 350 salons in the UK including brands such as Regis, Supercuts and Sassoon Salon. The property has been the in the same use since 1988 at that time trading as Alan Paul Hairdressers.

RATING ASSESSMENT

The premises have a current assessment of Rateable Value £10,500 and interested parties should contact West Lancashire Council

PURCHASE PRICE

£149,000 (One Hundred & Forty Nine Thousand Pounds) exclusive.

LEGAL COSTS

Each party to bear their own legal and surveyor's fees together with any Stamp Duty thereon.

VAT

It is understood the premises are not elected for VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker Hitchcock Wright & Partners. Ref: JCB
Tel. No. (0151) 227 3400 / Fax. No. (0151) 227 3010
E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared: June 2016

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

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CHARTERED SURVEYORS & Partners
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