

For Sale



# High Street Retail Investment Opportunity

9,624 SQ FT (894.07 SQ M)

📍 7-17 AUGHTON STREET, ORMSKIRK, MERSEYSIDE, L39 3BH

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High Street retail investment opportunity
- Prime street in Ormskirk Town Centre with weekly markets
- Mixed-use comprising of 5 x ground floor retail units and 6 x residential units
- Income producing of £126,750 per annum exclusive
- Held Freehold under Title No.LA423892
- Offers in Excess of £1,400,000



## LOCATION

Prominently located in Ormskirk Town Centre, this property stands at a prime retail pitch renowned for its diverse offerings. With easy access to M58 and M57 link, it ensures a direct connection with Liverpool. This strategic position makes it a central hub for businesses and customers in the vibrant L39 3BH area.

## DESCRIPTION

Prominently located in Ormskirk Town Centre, this property comprises 5 x ground floor retail units and 6 x residential units generating an annual income of £126,750. With high visibility and strategic positioning, it offers a versatile and lucrative investment opportunity in the heart of Ormskirk's retail offering.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
7 Aughton Street (GF)	91.97	990
13 Aughton Street (GF)	84.72	912
15 Aughton Street (GF)	88.26	950
17 Aughton Street (GF)	105.35	1,134
17a Aughton Street (GF)	63.26	681
9a Aughton Street (FF & SF)	88.16	949
<b>Total</b>	<b>894.07</b>	<b>9,624</b>

## SERVICES

Each tenant are responsible for their own utilities.

### SALE PRICE

Offers in Excess of £1,400,000.

### VAT

VAT is applicable and will be charged at the prevailing rate.

### TITLE/TENURE

The property is held Freehold under Title Number LA423892.

### BUSINESS RATES

Each Tenant is responsible for payment of Business Rates attributable to their premises.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### OCCUPATIONAL LEASES

Please see Tenancy Schedule below.

### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

### EPC

Energy Performance Certificates (EPC's) have been commissioned and copies of the Reports are available on request.

### ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

### VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

#### Adam Westwell | Director

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#### Nathan Broughton | Property Agent

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## TENANCY SCHEDULE

Unit	Tenant	Term (years)	Start Date	End Date	Rent (per annum)	Area (sq ft)	Use / Comments
7 (Ground Floor)	D P Realty Ltd	20	14-09-2010	13-09-2030	£25,000	990	Shop
13 (Ground Floor)	Salvation Army Trading Company Ltd	10	29-01-2023	28-01-2033	£15,750	912	Shop
15 (Ground Floor)	TUI UK Retail Ltd	5	23-02-2015	22-02-2020	£22,500	950	Shop
15a (Ground Floor)	S.A.M Homes Ltd	125	10-07-2014	09-07-2139	£250	81	
17 (Ground Floor)	Papa John's (GB) Ltd	25	02-08-2021	01-08-2036	£18,000	1,134	Shop
17a (Ground Floor)	S.A.M Homes Ltd	125	08-09-2020	07-09-2145	£250	681	
9a (First & Second Floor)	S.A.M Homes Ltd	125	06-07-2017	09-07-2139	£250	949	
7a (First Floor)	S.A.M Homes Ltd	125	06-11-2020	05-11-2145	£250	675	
9-11 (Ground Floor)	Haycee Ltd	10	08-09-2023	07-09-2033	£44,000	1,902	Shop
11a (First Floor)	Private Tenant	125	10-07-2014	09-07-2139	£250	675	
13a (First Floor)	Private Tenant	125	10-07-2014	09-07-2139	£250	675	