

# FOR SALE

7-17 Aughton Street, Ormskirk, Merseyside, L39 3BH

INCOME PRODUCING RETAIL UNITS  
situated on a busy high street

# £1,400,000

 plus VAT

Reflecting a net initial yield of 8.50%



Retailers include:



- Prime street in Ormskirk town centre with weekly markets
- 5 x Ground Floor retail units / 6 x Residential ground rents
- *Income of £126,750 exclusive*



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## Tenancy Schedule

Unit	Occupied/Vacant	Start Date	Term (yrs)	End Date	Rent (£)	Area Sq Ft	Use / Comments
7 (Ground Floor)	D P Realty Ltd	14-09-2010	20	13-09-2030	25,000	990	Shop
13 (Ground Floor)	Salvation Army Trading Company Ltd	29-01-2023	10	28-01-2033	15,750	912	Shop
15 (Ground Floor)	TUI UK Retail Ltd	23-02-2015	5	22-02-2020	22,500	950	Shop
15a (Ground Floor)	S.A.M Homes Ltd	10-07-2014	125	09-07-2139	250	81	
17 (Ground Floor)	Papa John's (GB) Ltd	02-08-2021	25	01-08-2036	18,000	1,134	Shop
17a (Ground Floor)	S.A.M Homes Ltd	08-09-2020	125	07-09-2145	250	681	
9a (First and Second Floor)	S.A.M Homes Ltd	06-07-2017	125	09-07-2139	250	949	
7a (First Floor)	S.A.M Homes Ltd	06-11-2020	125	05-11-2145	250	675	
9-11 (Ground Floor)	Haycee Ltd	08-09-2023	10	07-09-2033	44,000	1,902	Shop
11a (First Floor)	Gary, Hannah & Lisa Jayne Melling	10-07-2014	125	09-07-2139	250	675	
13a (First Floor)	Gary, Hannah & Lisa Jayne Melling	10-07-2014	125	09-07-2139	250	675	
<b>TOTAL</b>					<b>126,750</b>	<b>9,624</b>	

# GREAT RETAIL OPPORTUNITIES

## Description

Prominently located in Ormskirk town centre, this property comprises five ground floor retail units and six 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.



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# PROMINENT RETAIL LOCATION

## Location - L39 3BH

Prominently located in the 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.



### SERVICES

Each tenant are responsible for their own utilities.

### ENERGY PERFORMANCE

Further information available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Strictly via prior appointment with the appointed agent:

Owned and Managed by



Adam Westwell 07799 644166  
adam.westwell@turnerwestwell.co.uk

Will Helm 07774 666805  
WHelm@lcpproperties.co.uk

\*Potential occupiers to make own enquiries to clarify accuracy of data

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