

# lot 57

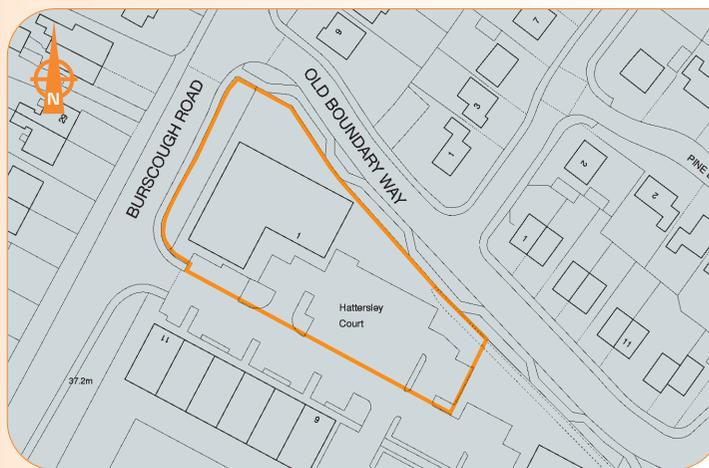
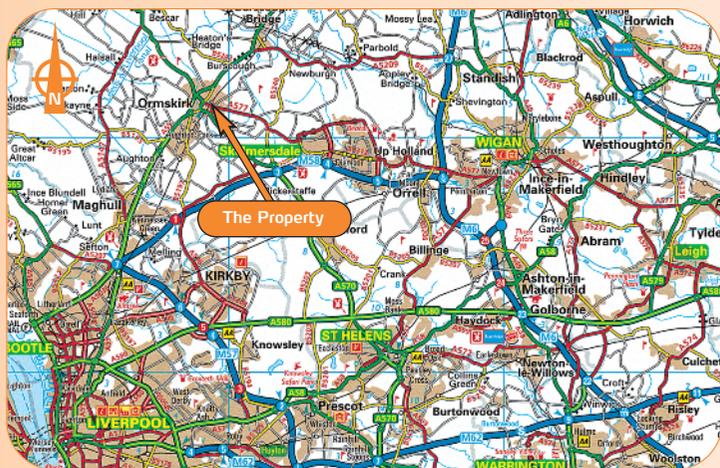
## Hattersley House, Burscough Road Ormskirk, Lancashire L39 2AY

Rent  
**£112,511**  
per annum  
exclusive  
with 1 office  
suite to be  
let

### Virtual Freehold Office Investment

- Flexible modern offices of approximately 888.15 sq m (9,560 sq ft)
- Excellent communication links being 4 miles from M58 and some 13 miles north of Liverpool City Centre
- Excellent car parking ratio 1:227
- Active Management Potential
- Nearby occupiers include Halfords, Jewson, B&M Bargains and Netto





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**Location**

Miles: 13 miles north of Liverpool City Centre  
33 miles west of Manchester City Centre  
Roads: A59, A570, M58, M6  
Rail: Ormskirk Railway Station  
Air: Liverpool John Lennon Airport

**Situation**

Hattersley House is situated on an established and busy commercial estate approximately 650 metres north of Ormskirk Town Centre and some 4 miles north of the M58. Liverpool City Centre is located approximately 13 miles to the south with direct access from Ormskirk Railway Station which is situated nearby. Nearby occupiers include Halfords, Jewson, B&M Bargains and Netto.

**Description**

The property comprises a modern detached office building benefitting from raised floors, central heating and an 8 person passenger lift. The offices have been configured as 22 sub-offices each individually metered. The property further benefits from on-site car parking for approximately 42 cars.

**Tenure**

Virtual Freehold. Held for a term of 999 years from 1st June 2008 at a Peppercorn rent. A share of the management company which owns the Freehold will be transferred to the buyer on the sale of the last unit on the estate.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

| Suite         | Use    | Floor Areas (Approx)             | Tenant                            | Term                         | Rent p.a.x.     |
|---------------|--------|----------------------------------|-----------------------------------|------------------------------|-----------------|
| 1 & 2         | Office | 93.83 sq m (1,010 sq ft)         | MOONEY EVERETT SOLICITORS         | 01/09/2014 to 31/08/2016 (1) | £13,500         |
| 3 & 4         | Office | 63.64 sq m (685 sq ft)           | VACANT POSSESSION                 |                              | -               |
| 5 & 6         | Office | 96.62 sq m (1,040 sq ft)         | CHEM CARE SOLUTIONS LTD           | 15/09/2014 to 14/09/2017 (1) | £12,480         |
| 7             | Office | 32.05 sq m (345 sq ft)           | E LIQUID UK STORE LTD             | 19/08/2015 to 18/08/2016 (1) | £4,680          |
| 7A            | Office | 15.79 sq m (170 sq ft)           | CHURCHMORE LTD                    | 20/07/2015 to 10/07/2016 (1) | £2,288          |
| 8             | Office | 46.45 sq m (500 sq ft)           | CAREFREE 247 LIMITED              | 01/05/2015 to 30/04/2016 (1) | £6,375          |
| 9             | Office | 45.52 sq m (490 sq ft)           | GET SOLUTIONS (NW) LTD            | 29/01/2015 to 28/01/2018 (1) | £5,880          |
| 10A           | Office | 15.79 sq m (170 sq ft)           | BISON STREET FURNITURE            | 19/01/2015 to 18/01/2016 (1) | £2,288          |
| 10B           | Office | 31.12 sq m (335 sq ft)           | I LINE COUNTERS                   | 01/06/2015 to 30/05/2016 (1) | £4,550          |
| 11 & 12       | Office | 99.40 sq m (1,070 sq ft)         | GEXCON UK LTD                     | 28/06/2013 to 27/06/2018 (1) | £12,840         |
| 13            | Office | 32.05 sq m (345 sq ft)           | PJ COLLINS                        | 01/05/2014 to 30/04/2020 (1) | £4,320          |
| 14 & 15       | Office | 76.64 sq m (825 sq ft)           | GEXCON UK LTD                     | 01/11/2015 to 27/06/2018 (1) | £9,900          |
| 16 & 17       | Office | 99.87 sq m (1,075 sq ft)         | ANDREW LOWNSBROUGH                | 18/03/2015 to 17/03/2018 (1) | £14,560         |
| 18            | Office | 46.45 sq m (500 sq ft)           | INDEPENDENT FUNDING SOLUTIONS LTD | 28/11/2014 to 27/11/2016 (1) | £6,850          |
| 19 & 20       | Office | 92.90 sq m (1,000 sq ft)         | PRISM ENTERPRISE SOLUTIONS LTD    | 01/09/2015 to 31/08/2018 (1) | £12,000         |
| <b>Totals</b> |        | <b>888.12 sq m (9,560 sq ft)</b> |                                   |                              | <b>£112,511</b> |

(i) The lease is outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

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**Seller's Solicitors:**  
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