



## 5 Moorgate

Ormskirk L39 4RT

Commercial Premises  
59.78 SQM (643 SQFT)

£Rent on application

- Prime location
- Economically priced commercial space
- Busy thoroughfare close by to Ormskirk Market Food hall and M&S Simply Food
- No VAT payable

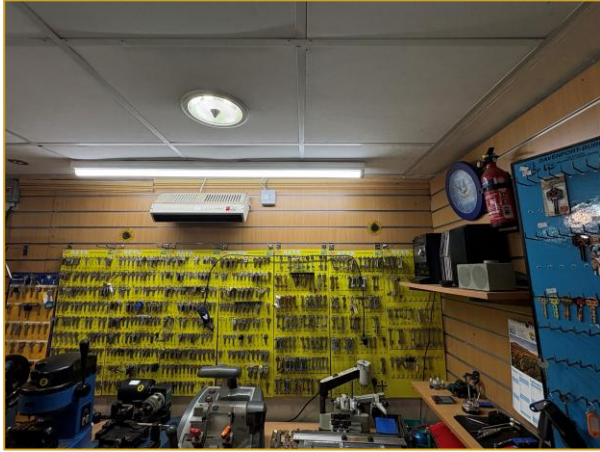
# To Let

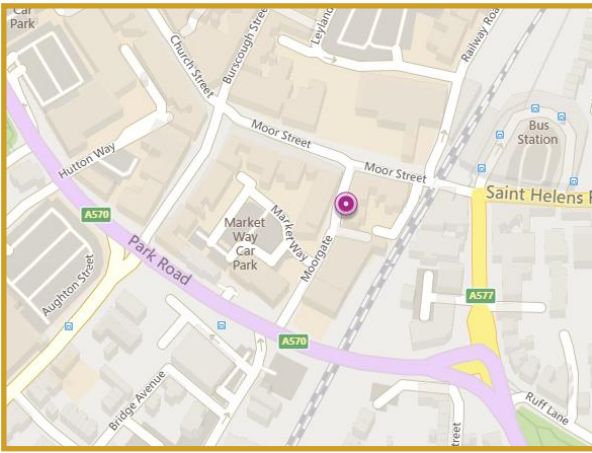
**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)

## Additional Plans / Photos





## Location

The subject premises are pavement fronting to Moorgate, in the heart of Ormskirk town centre. Moorgate, at the point where the subject is located, is a pedestrianised extension of Moor Street which provides for the recognised prime centre of the town. Moorgate is a busy commercial location in its own right providing a thoroughfare from the likes of M&S Simply Food and Ormskirk indoor market (food hall) through to the town centre. Public car parking is situated within 50 yards of the subject with further public car parking approximately 200 yards away. Other occupiers in the locality include letting agents, public house, barbers, coffee shop and food and beverage operators.

## Description

The subject provides for kiosk style retail premises offering accommodation to ground floor with a more open plan, larger, versatile 1<sup>st</sup> floor space. The ground floor benefits retail frontage to Moorgate with display area beyond, a stairwell to 1<sup>st</sup> floor, staff WC and storeroom and rear exit door out onto a car parking space. At 1<sup>st</sup> floor the stairs enter into an open plan space suitable for a variety of uses.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

	SQM	SQFT
GF Retail Space	21.78	234
WC/Store	3	32
1 <sup>st</sup> Floor	35.00	377

## Rateable Value

The property has the following entries in the 2026 Rating Assessments List. The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

	Rateable Value	Estimated Rates Payable
Shop & Premises	£5,900	£2,548.80 p.a.

## Planning

The property has most recently been utilised as a heel bar carrying out shoe repairs, key cutting and retail sales and is considered suitable for a variety of similar retail and service provision uses. Interested parties should make their own enquiries regarding any planning consents potentially required.

## Rental

On application

## VAT

All figures are quoted exclusive of Value Added Taxation. We are informed that the property is not elected for VAT purposes and therefore VAT is not applicable on the transaction. Your legal adviser should verify.

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

## EPC

An Energy Performance Certificate will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to Contract

Ref: AG0886 April 2026.

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800



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### Subject to contract

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