



12 Church Street

Ormskirk L39 3AN

Town centre leisure investment opportunity
354.70 SQM (3,818 SQFT)

£Price on application

- Currently let at a passing rent of £18,000 p.a.
- Considered to provide asset management & rental growth opportunity
- Substantial 3 storey premises, adjacent entrance to Church Walks

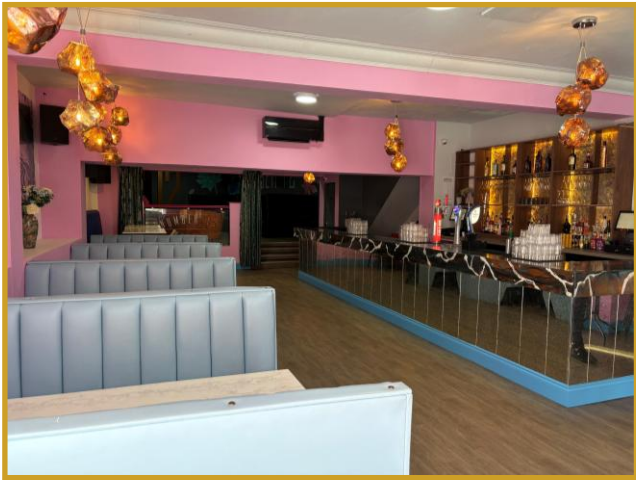
For Sale

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e: info@parkinsonre.com

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Additional Plans / Photos



10 Beecham Court,
Wigan, WN3 6PR

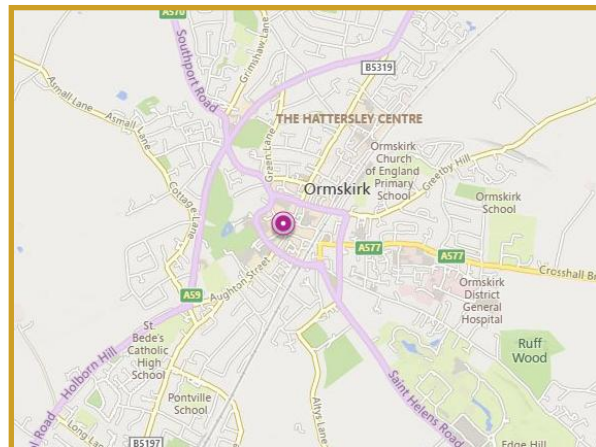
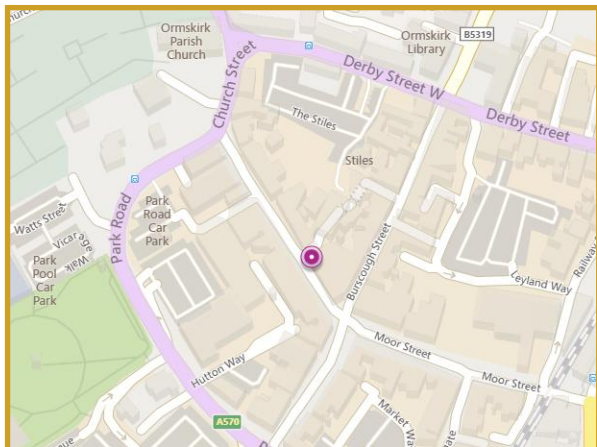
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Location

The subject property is prominently situated within Ormskirk town centre fronting a pedestrianised area of Church Street amongst multiple commercial uses including retailers, food & beverage operations and service providers. Specifically in proximity are recognisable including Card Factory, Specsavers, Waterstones, Lockdown Escape Rooms, Coble Coffee Shop and other retail and service operators. The property is situated adjacent the entrance to Church Walks which is a walkway that offers niche retail and other such service offerings in a courtyard type environment. The defined centre of the town, at the clock tower, where Burscough Street meets with Church Street, Aughton Street and Moor Street is approximately 200 yards from the subject.

Description

The property comprises a pavement fronting traditional brick building providing accommodation over 3 floors extended to the rear by the way of a single storey extension. The property is occupied by a tenant operating as a bar and function room with the ground floor accommodation predominately open plan with fully fitted bar, customer seating, dance floor and customer WCs. The upper floors are reserved for staff areas including offices, stores, kitchen and preparation areas. The property benefits a full retail frontage to Church Street with recessed centralised pedestrian access door.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice.

	SQM	SQFT
GF Front Bar	96.39	1,038
Rear Bar incl. WCs	87.52	942
FF (GIA)	99.09	1,067
SF	71.70	772
TOTAL	354.70	3,818

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

Tenancy

The property is occupied by way of a 10-year lease from 01.04.25. The tenant is a company named as Functions at 12 Ltd and the passing rent of £18,000 p.a. plus VAT. Further information is available upon request including copy lease

Tenure

The premises are held by way of a freehold interest under title number LA530466.

Price

On application.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. 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 Vendors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate and has a rating of D-77 valid until June 2031.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Ref: AG0894

May 2026.

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Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.