### Trade Counter Unit TO LET - 372 sqm

Upon the instructions of Aldi Stores Limited



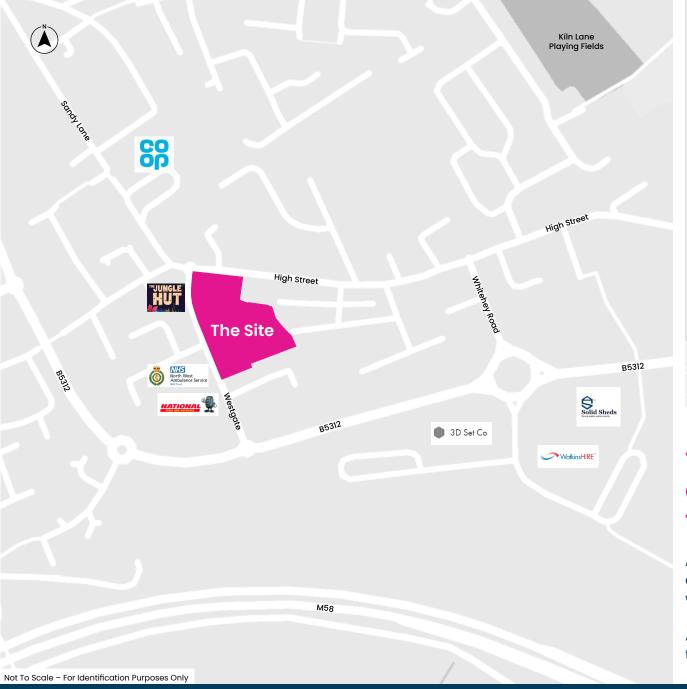




- · Trade Counter planning approved unit
- Unit to be completed Q3 2024
- Scheme to be anchored by new Aldi Foodstore
- Scheme Approved Planning Application Number 2019/0366/FUL
- 2,500 vehicles passing the site per day

Westgate **Skelmersdale** 







## The site is situated off High Street adjacent an established commercial trade and residential location.

According to the 2021 Census, the town has a population of 34,907 persons. The site is just over 5 miles from Ormskirk with Wigan 5 miles to the East.

A new Aldi store will be constructed adjacent to the new trade counter unit.

# Full planning approval is already in place for the scheme which will complete in September 2024.

The proposed development comprises a new Aldi store of 1,804 sqm and a Trade Counter unit of 372 sqm. There will be 145No. shared car parking spaces at site.

The Trade Counter unit could be split into smaller units of 185 sqm each, subject to Tenant's Covenant.

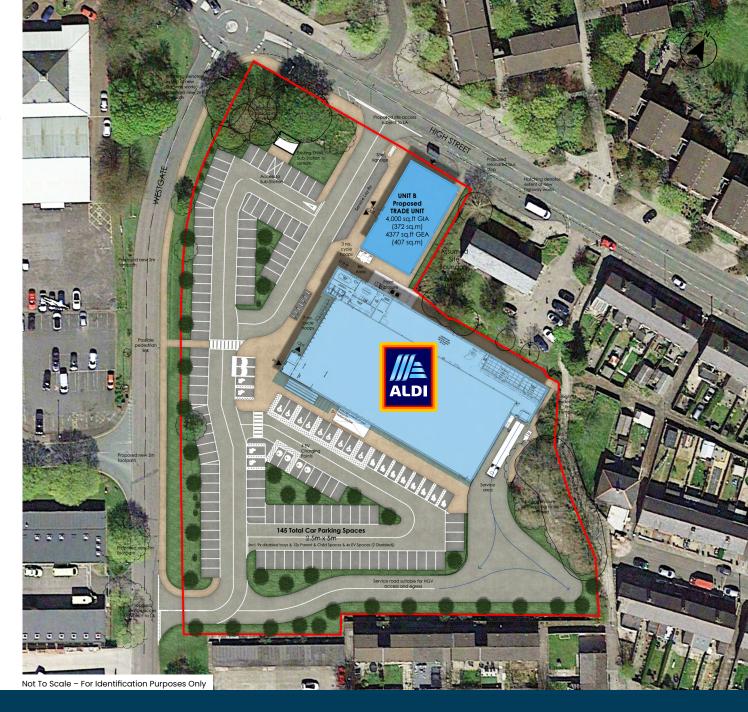
#### **Specification:**

#### **Services**

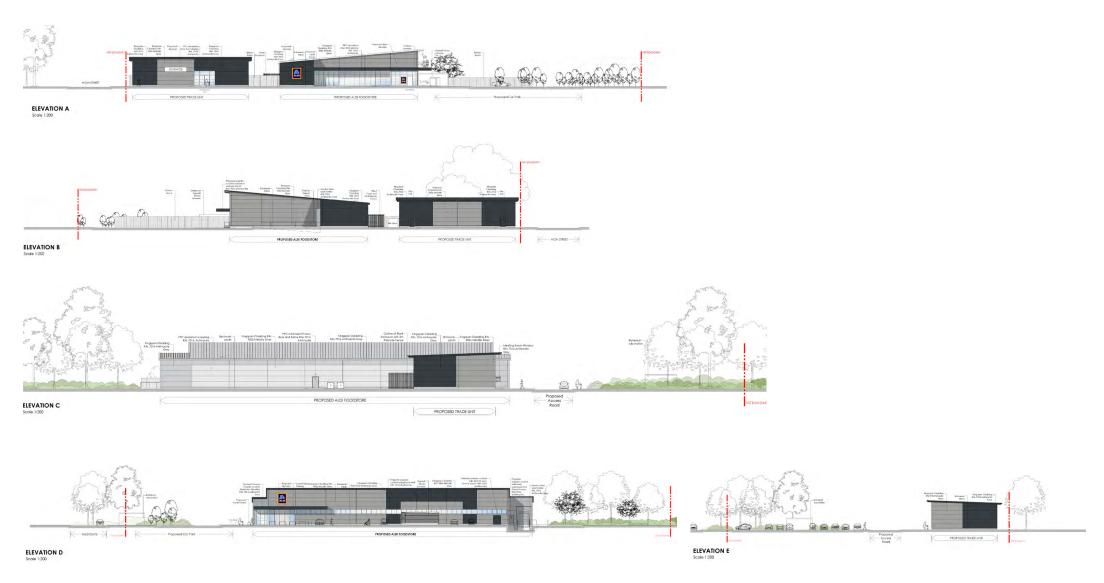
- Water 25mm diameter capped and metered supply.
- Telephone Provision of underground duct complete with draw wire, terminating within the building internal area.
- Electricity 50kVa 100-amp 3 phase incoming metered supply to be provided.

#### General

- Manually operated double entrance doors with side entrance glazing panels to be fully DDA compliant.
- Composite cladding façade to current building regulation standards in line with planning approval.
- Dedicated loading 'pull in area' to the front of the unit.
- · Secure refuse area
- Shared parking area to the front to include accessible spaces, MC spaces and cycle parking.
- Spaces 2.5m x 5.0m



## Current planning approved elevations





#### **PLANNING**

Details of the extant planning permission can be found on the West Lancs website under Application Number 2019/0366/FUL.

#### PRICE/TERMS

The unit is available by way of a new Tenant's full repairing and insuring lease for a term of 5 or 10 years. Commencing rent of £45,000 per annum exclusive is quoted for the whole unit.

#### **EXCLUSIVITY**

There will be a general restriction against food supermarket use on the unit.

#### **SPECIFICATION**

- 372m² Gross internal area
- >5000mm clear internal height to us/haunch structure
- 40kn/m² UDL power floated steel reinforced concrete slab finish

#### **CONTACT**

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Details prepared August 2023. Produced by Vector Design Concepts 01924 332 056.

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