

# Trade Counter Unit TO LET – 372 sqm

Upon the instructions  
of Aldi Stores Limited



**Lamb & Swift**  
Commercial Property

- 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 subject site comprises a prominent location fronting Westgate and High Street, Skelmersdale close to the 'Old Town' Shopping Precinct which incorporates a Co-op Food Store.



To Ormskirk & Burscough

To Wigan & West Houghton



Westgate

High Street

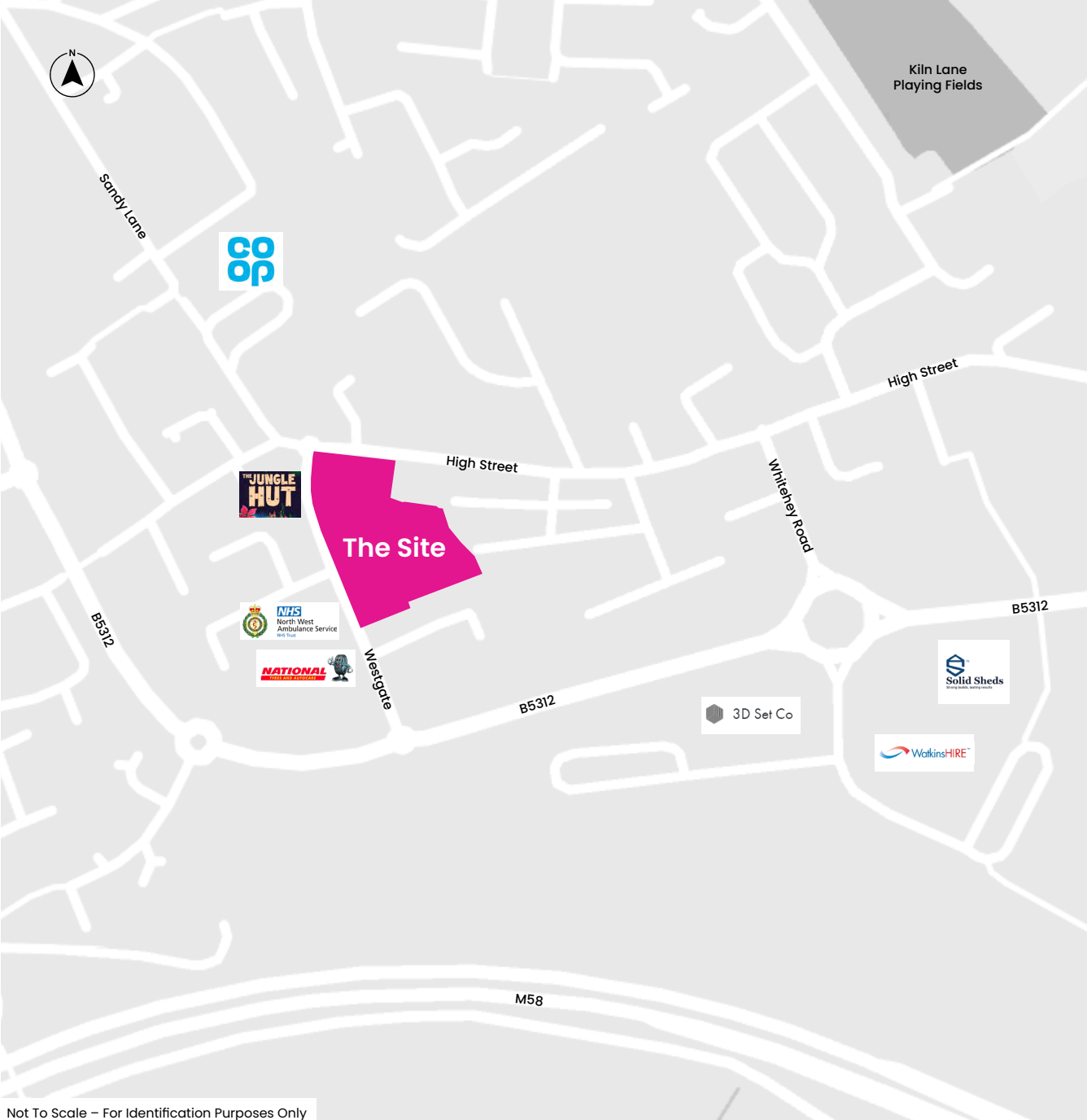


3D Set Co



Westgate  
Skelmersdale





Not To Scale – For Identification Purposes Only



Not To Scale – For Identification Purposes Only

**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.

**Westgate  
Skelmersdale**











CGI For Illustrative Purposes Only

## 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

- 372m<sup>2</sup> Gross internal area
- >5000mm clear internal height to us/haunch structure
- 40kn/m<sup>2</sup> UDL power floated steel reinforced concrete slab finish

## CONTACT

Please contact sole agents,  
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