

# To Let



## property details

### STUDIO ACCOMMODATION (214 SQ.FT. TO 304 sq.ft.)



Top floor studios

Each studio is centrally heated with its own water supply available

Award winning canalside development in the heart of the town centre

Available for immediate occupation

Set around a central courtyard with access to the canal towpath

High standard of internal finishes

Full disabled access to all areas via passenger lift

Competitive and flexible lease terms

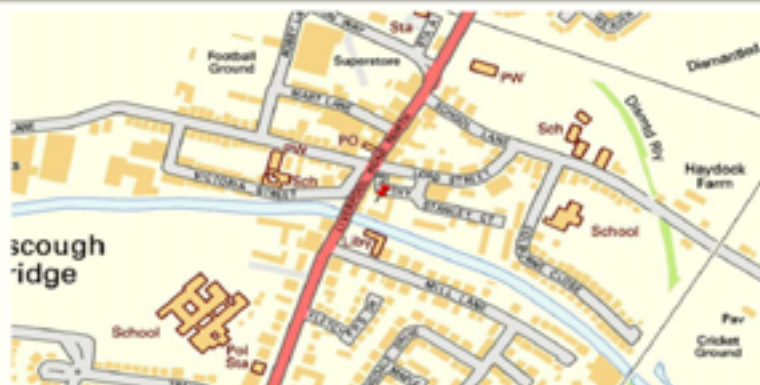
Free public car parks immediately adjoining

Readily accessible by public transport

**Units 20, 21 and 22 BURSCOUGH WHARF,  
LIVERPOOL ROAD NORTH, BURSCOUGH, L40 5RZ.**

## LOCATION

Burscough Wharf occupies a prominent position in the centre of the growing town of Burscough and has extensive frontages to the main A59 Liverpool to Preston road and the Leeds/Liverpool canal. Superbly located for public transport within easy walking distance of the main bus and rail interchange. Burscough uniquely has two railway stations connecting the town to Southport, Wigan and Manchester from west to east and to Preston, Ormskirk and Liverpool from north to south.



## SPECIFICATION

The units are to be finished to the highest standard and provides:

- Gas central heating
- An available water supply
- Double glazed windows throughout.
- Category 2 lighting
- Passenger lift giving full disabled access.
- 24 hour access
- CCTV to all areas



## DESCRIPTION

The units comprise second floor accommodation looking out over the Leeds Liverpool Canal. Ideal space for artisans of all types.

Located within the Arts Centre building which forms a focal point for the local community. Burscough Wharf is a major leisure and retail destination centred around food and drink, arts and crafts, the creative industries, fashion and the community.

A vibrant and highly managed development has been created that trades 7 days a week.



## ACCOMMODATION

The loft style studios are situated on the Second Floor of the Arts Centre building and can be accessed by stairs or lift.

UNIT	STATUS	AREA	RENTAL
20	Available	224 sq.ft.	£6,000 p.a. + VAT
21	LET	292 sq.ft.	£6,240 p.a. +VAT
22	Available	187 sq.ft.	£6,500 p.a. + VAT

## VIEWING

For further information or to arrange a viewing please call Nick Eckersley or Ray Eckersley on 01695 576844.



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## TERMS

The premises will be offered by way of 'easy come, easy go' Licence Agreements inclusive of all service charges, electricity and heating costs.

## SERVICES

All mains services are available.

## RATING ASSESSMENT

The units are separately assessed for business rates, but qualifying companies can currently obtain 100% relief.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate can be provided on request.

## LEGAL COSTS

Each party to be responsible for its own legal costs incurred in the transaction.

## VAT

All rents, prices, outgoings etc. are exclusive of, but may be liable to VAT.