

HIGH STREET PROPERTY / CLASS E

24-26 Ormskirk Street, St Helens WA10 1BJ



Rent: £30,000 PA
Ground Floor Area
1,931 Sq ft / 179 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

St Helens is a town in Merseyside, located 12 miles east of Liverpool and 25 miles west of Manchester. The town has excellent road links via the M6, M62 and M57 motorways, plus the A580 and A570 trunk roads. St Helens has a population of just over 100,000 with a primary retail catchment of c. 450,000.

The property is situated on Ormskirk Street which provides the link between the prime retail pitch and the big box retailers such as Wilko, Iceland and Sports Direct on the edge of the town centre. Retailers surrounding the subject property include, British Heart Foundation, Betfred and Leisure Time Amusements.

The former bank comprises ground floor former banking hall, cashiers' area and offices, basement vaults and stores, with further office and store accommodation to the second and third floors. The property benefits from a private car park to the rear for 13 vehicles.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,931	179.39
Basement	899	83.52
First Floor	1,520	141.21
Second Floor	812	75.44

Rent:

£30,000 per annum

Tenure:

The property is available by way of a sub-lease for a term of years to be agreed subject to all necessary landlord consents.

Business Rates:

The premises currently has a rateable value of £30,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

April 2022

Subject to Contract

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