

HIGH STREET PROPERTY / CLASS A1

Unit 1 Ardwick Street, St Helens WA9 1LZ



Rent: £65,000 PA

Area

9,052 Sq ft / 841 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The unit is located on the junction of Ardwich Street and Parr Street, on the main arterial route in to St Helens town centre, benefiting from high volumes of passing traffic.

Other occupiers in the near vicinity include Topps Tiles, Kwik Fit and the Fingerpost Shopping Centre. St Helens Retail Park is opposite the subject property with retailers including Home Bargains, Dunelm, Iceland and TK Maxx.

Accommodation:

A detached single storey retail warehouse with a partially glazed frontage onto Parr Street. Externally there are 20 car parking spaces.

The premises are capable of sub-division, further details available on request.

Demise:	Sq Ft	Sq M
Ground Floor Sales	9052	840.96

Rent:

Rent / Price on Application

Tenure:

The premises are available by way of a new full repairing and insuring lease. Our client may consider offers for the long leasehold interest. Full details on request.

Business Rates:

The unit has a 2017 rateable value assessment of £37,000.

For further details please contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - C

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:

February 2020

Subject to Contract

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