

3 Barrow Street,
St Helens, WA10 1RX

Fully let mixed commercial investment
opportunity

for sale



£215,000

- Fully let mixed commercial property producing £19,110 net income p.a.
- Located in the heart of St Helens town centre close to all local amenities
- 3 commercial units let on an IRI basis with service charge provision
- All current leases extend to mid/late 2024

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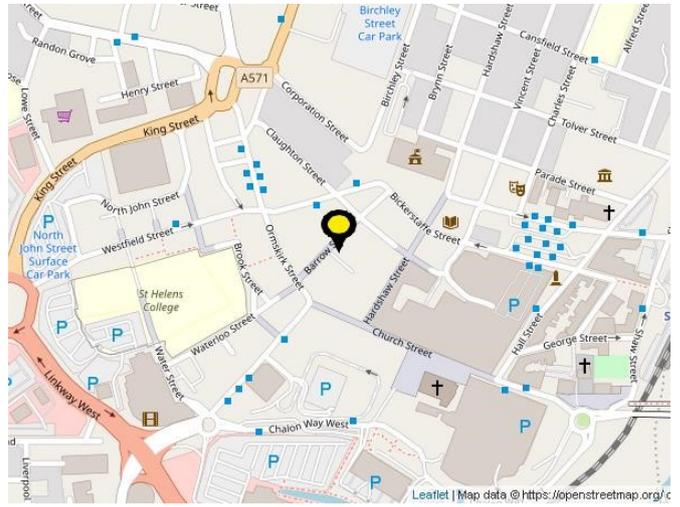
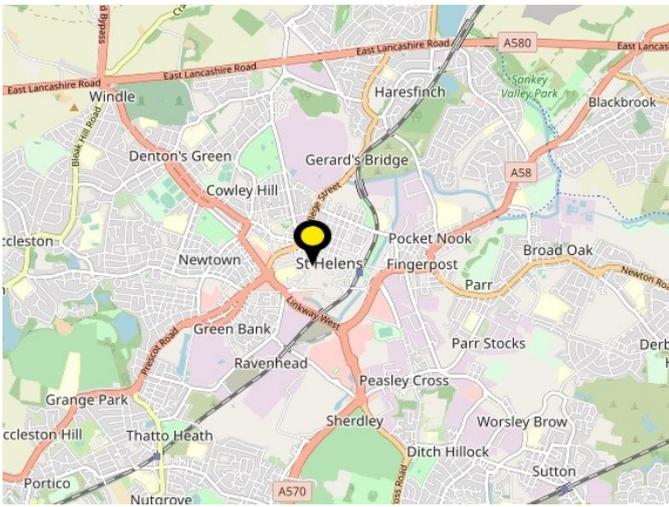
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Location

The premises are situated with direct frontage to the pedestrianised section of Barrow Street close to its junction with Ormskirk Street & Church Street in St Helens town centre. The property is well positioned just off the prime retail pitch of Ormskirk Street with national occupiers including Natwest, Specsavers and Café Nero together with a mixture of estate agents, solicitors, niche food, traditional retailers and leisure operators.

Description

This purpose built 3 storey commercial property abuts the adjoining premises on Barrow Street and was constructed in the early 1970s for the owners chartered surveying and estate agent practice. In 2015 it was reconfigured to provide 3 separate lettable demises per floor each accessed off a communal stairwell with their own kitchen and WC facilities. The ground floor unit benefits its own garage (accessed from the rear of the premises) which can be used for 2 vehicles or storage purposes. There is a single storey service corridor which extends from the side elevation, running from the front to the rear, and houses the building services which are separately metered by floor/occupier. The 1st floor is served by a GCH system with combi boiler whilst the GF and SF benefit from electric night storage heating. Above the corridor is a fixed fire escape accessed at the rear and serving solely the neighbouring property, for which an annual licence fee is payable, to the owner (currently £60 p.a.). The premises are secured with electric roller shutters and fob activated door entry system to the upper floors.

Tenancies

	Lease end	Rent p.a.
3a Barrow St	31.05.24	£11,000
3b Barrow St	20.10.24	£6,000
3c Barrow St	30.11.24	£4,800

In addition to this information the leases are IRI with a service charge provision for communal elements to include but not limited to roller shutter servicing, fire alarm & emergency lighting testing and maintenance, landlord electricity supply & fire extinguisher maintenance.

Rating

The property has the following entries in the 2017 Rating Assessments List. Occupiers may benefit from small business rates relief subject to their individual circumstances

	Rateable Value	Estimated Rates Payable
3a Barrow	£7,700	£3,942.40 p.a.
3b Barrow	£5,100	£2,611.20 p.a.
3c Barrow	£4,650	£2,380.80 p.a.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Tenants are responsible for the payment of utilities direct to the providers with the exception of a landlord electric supply, which is recovered via the service charge.

Tenure

The property is owned on a long leasehold basis for a term of 125 yrs from 12.02.71 with an annual ground rent of £2750 payable by bi-annual instalments.

Price

£215,000

Service Charge

The service charge for 2021 and reviewed annually equated to £511.29 per tenant.

VAT

All figures are quoted exclusive of Value Added Taxation and we understand no VAT is to be charged.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking for abortive fees will be required

EPC

EPC Rating D-80

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Ref: AG0613 Dec 2021

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Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.