

**Industrial Unit, Merton Bank  
Road, St Helens WA9 1HP**

**Industrial Premises  
630.76 SQM (6,790 SQFT)**

**to let /  
may sell**



**Rent/Price on  
application**

- Prominent industrial premises
- Excellent communication links
- Benefits office and welfare facilities
- External useful yard areas

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

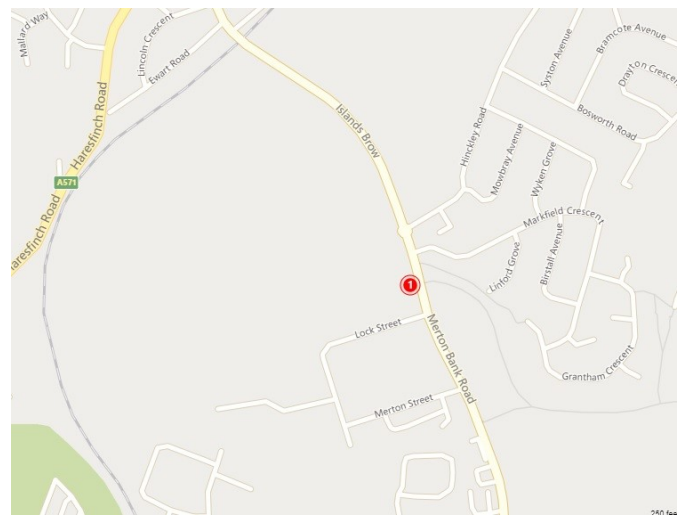
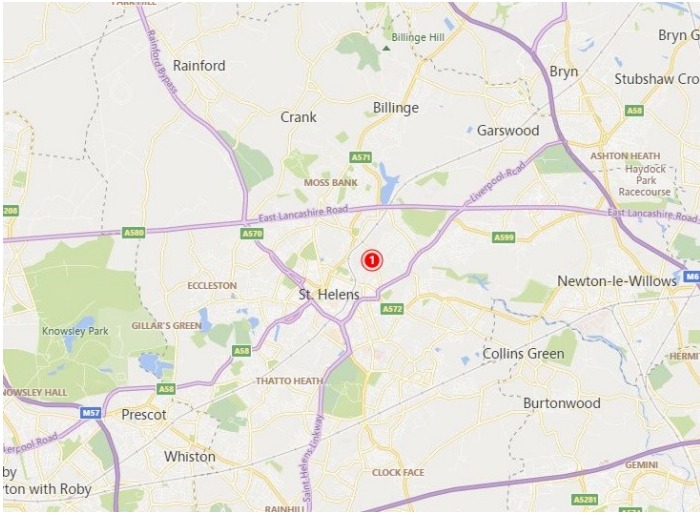
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## Location

The subject property is situated with frontage to Merton Bank Road which provides direct access to the A58 approximately 1/4 east of St Helens town centre. The immediate locality is predominately commercial and industrial in nature with surrounding occupiers including trade counters, manufacturers, warehousing and the like. The A58 provides access to the A580 East Lancashire Road which in turn leads to J23 of the M6 motorway.

## Description

The premises comprise a workshop facility with offices and external areas. Workshop accommodation is provided via two bays of traditional brick elevations surmounted by pitched roof and providing a minimum working height of 3.5m. To the front aspect of the buildings is office accommodation however the majority of the space the building provides is given over to workshop along with a reasonable proportion of offices to service these. There is mezzanine space to part of the workshop area and externally there is concreted surfaced yard space providing limited external storage space and allowing circulation around the buildings with car parking and loading facilities to the front elevation.

## Services

We understand that all main services are connected to the subject premises. The agent has not tested the suitability of the connections and recommends all interested parties to carry out their own investigations.

## Accommodation

The premises have been measured to provide 630.76 sqm (6,790 sqft) on a gross internal area basis.

## Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£18,500	£9,472 p.a.

## Terms

The property is available to let on a full repairing and insuring lease basis at a term to be negotiated.

Details regarding the long leasehold and ground rent information can be provided upon request. We understand the property is held long leasehold under title number MS2467 for a term of 99 years from 1st July 1969.

## EPC

The property has an EPC rating of E-118

## Rental /Price

Rental on application

The clients may also consider a sale of the long leasehold interest. Please contact the office for further information on the guide price

## Planning

We understand that the property has consent under Class E (formerly B2 General Industrial) of the Use Classes Order. Interested parties should make their own enquiries with the local planning authority to ensure the property has the necessary consents for the occupation.

## Legal costs

Both parties to bear the cost of their own legal and surveyors fees incurred during the transaction.

## VAT

All prices quoted are exclusive of Value Added Taxation. We believe VAT is applicable on this transaction. Your legal adviser should verify.

## Enquiries & Viewings

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

August 2021

Ref: AG0593

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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.



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