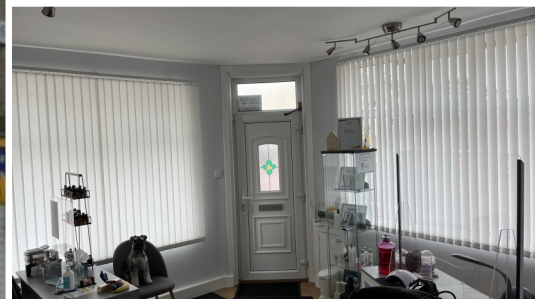


169 West End Road, Haydock,  
St Helens WA11 0AH

to let

Ground floor lock-up unit  
65.98 SQM (710 SQFT)



£7,800 per annum

- Self-contained ground floor lock-up commercial unit
- Suitable for a variety of uses subject to necessary planning

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10 Beecham Court, Wigan. WN3 6PR

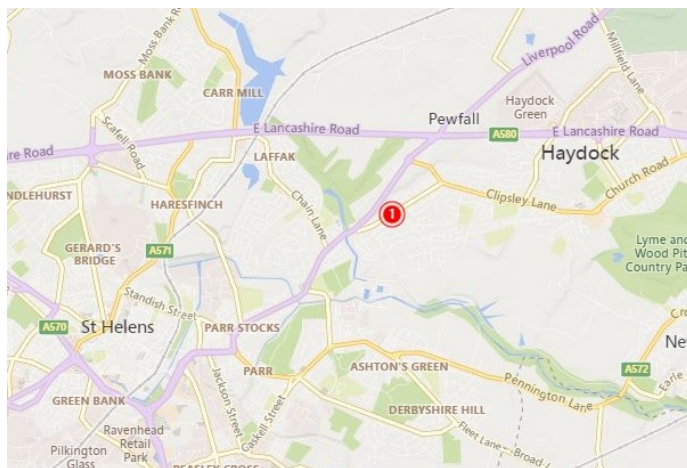
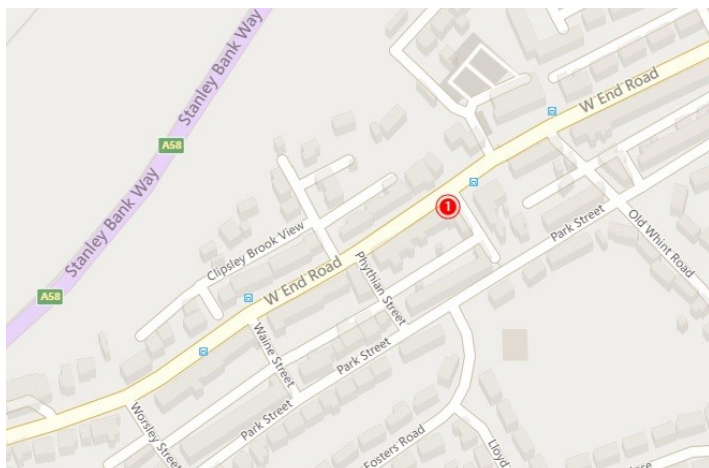
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## Location

The subject property fronts West End Road within the densely populated St Helens suburb of Haydock. West End Road is a main thoroughfare linking Haydock to St Helens, A580 East Lancashire Road, Newton le Willows and the M6 motorway. Properties in close proximity to the subject include a mix of high density residential housing and commercial premises providing services and retail to the local population and passing trade. The subject is situated on the corner of West End Road and School Street which is a cul-de-sac.

## Description

The property provides for a ground floor lock-up commercial unit with frontage to West End Road with return frontage to School Street. There is a pedestrian access to the property across the angle of the corner of the end terraced property. The property provides for a number of rooms most recently utilised for the purpose of a beauty salon. There is a main front room beyond which is a large room which has been split to provide a corridor and treatment room via a stud partition wall. Beyond this treatment room is a large open plan area which benefits from double door access and egress from School Street which is ideal for loading/deliveries. To the rear of the unit is a store room, kitchen area and WC with a further pedestrian access door out onto a small enclosed yard which houses the refuse bins.

## Services

We understand all mains services are connected to the property to include water, electric and drainage. There is no gas connection to the property.

## Accommodation

The property provides for circa 65.98 sqm (710 sqft) across the entire ground floor.

## Rating

The property has the following entries in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£3,250	£1,664 p.a.

Note. Businesses qualifying will benefit from small business rates relief meaning zero rates payable.

## Rental

£7,800 per annum exclusive.

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT will not be applicable on this transaction

## Use

The property is considered suitable for a variety of uses however there is a restriction on the property being utilised for the purpose of hair salon/hairdressers and takeaway/food. Other retail uses and service offerings will be considered.

## EPC

The property has an Energy Performance Rating of D-78.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required to be paid direct to the lessors solicitors prior to the release of any legal documentation.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Oct 2023 Ref: AG0720

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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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