

Barcode House, Shaw Street,
St Helens WA10 1EN

to let

Office premises
124.80 SQM (1,343 SQFT)

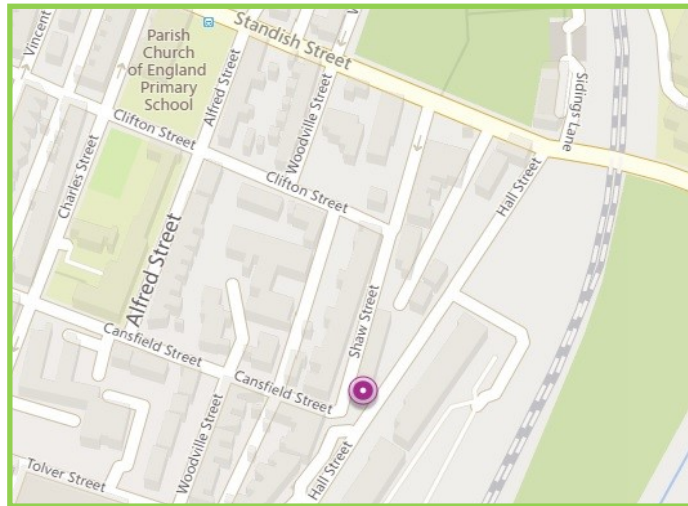


£11,000 per annum

- Self-contained, versatile, office accommodation
- Edge of town centre (walking distance)
- Car parking available in the vicinity

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Location

The subject is situated with pavement frontage, predominately to Shaw Street but with return to Hall Street in what is a predominately residential locality on the fringe of St Helens town centre. The property is close by to St Helens central railway station and within walking distance of all the town centres amenities.

Description

The property comprises a single storey detached building, compartmentalised into 4 work spaces which most recently have been utilised as office accommodation providing a larger open plan office space, 2 compartmentalised individual offices and a storeroom. The accommodation is provided to a modern standard inclusion of suspended grid lay ceilings and a raised access floor. The property benefits recently replaced double glazed UPVC windows and benefits steel security doors.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
Open plan office	94.40	1,016
Office 1	14.40	155
Office 2	9.70	104
Storeroom	6.30	68
TOTAL	124.80	1,343

Rating

The property has the following entries in the 2023 Rating Assessments List. Occupiers may benefit from small business rates relief subject to their individual circumstances

	Rateable Value	Estimated Rates Payable
Office & Premises	£4,131	£2,115 p.a.

Planning

The premises have most recently been used for the purpose of administrative offices and it is assumed that this the currently ongoing planning consent. Alternative uses are considered suitable subject to gaining of necessary consents. Interested parties should make their own enquiries with the Local Authority regarding their proposed use.

Rent

£11,000 per annum exclusive

Terms

The premises are available to let on a new full repairing and insurance lease on a terms to be agreed. A rental deposit will be required.

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/abortive cost deposit will be required

EPC

The property has an Energy Performance Rating of E-111. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Ref: AG0783 Oct 2024

Subject to contract

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