



47 Blackbrook Road

Haydock WA11 9QA

Ground Floor Retail Space
46.15 SQM (497 SQFT)

£10,200 per annum

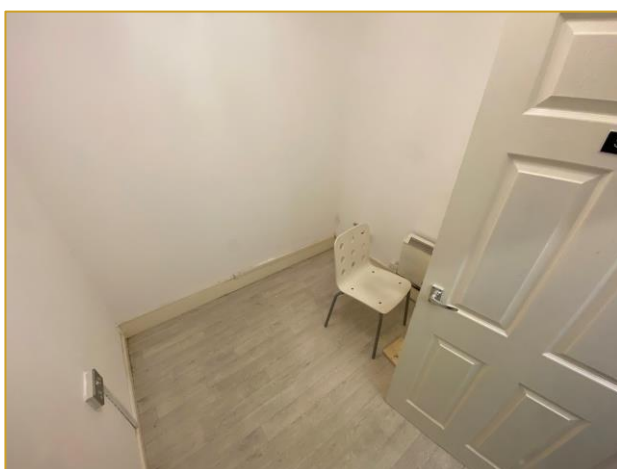
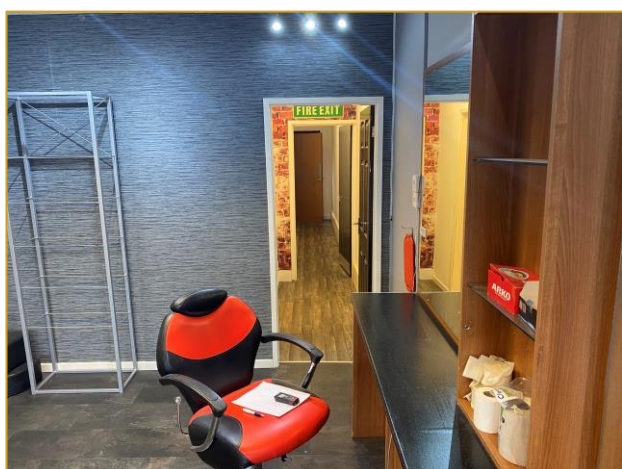
- Fully fitted barbers/hairdressing salon
- Suitable for alternative uses (not hot food takeaway)
- Ample on and off road parking available in proximity
- Busy arterial route through to A580 East Lancashire Road from St Helens town centre

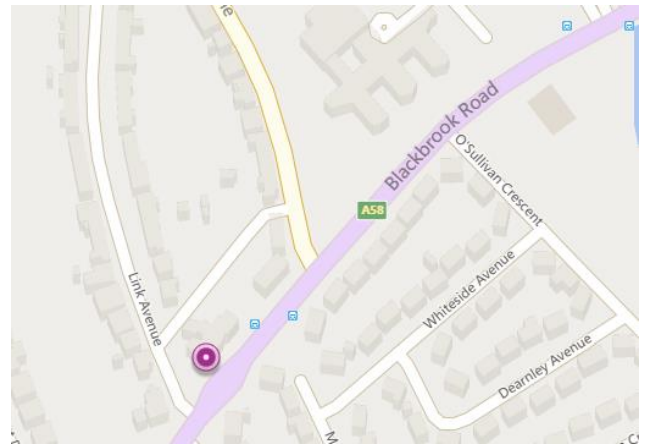
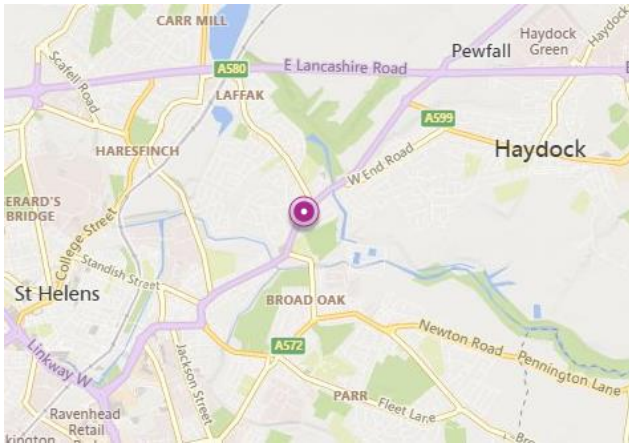
To Let

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com





Location

The subject is situated in a prominent and busy locality fronting Blackbrook Road to the south of Haydock and the A580 East Lancashire Road. Blackbrook Road is a main arterial route leading from St Helens town centre to the south through to the A580 to the north. The property is surrounded by a densely populated residential area and experiences high degrees of passing traffic. Within the immediate vicinity are other commercial uses including convenience store and hot food takeaway.

Description

The subject provides for a self-contained ground floor commercial space with retail frontage and a separate rear entrance to the side elevation. Internally there is a main open plan retail/display space incorporating an understairs cupboard/storage area. From the main retail space is a corridor leading to 2 further storage rooms, WC and kitchenette area. The front elevation is secured with roller shutters.

Services

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

Accommodation

The property benefits a main retail space, 2 further rooms, WC, kitchen and understairs store totaling 46.15 sqm (497 sqft).

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as small business rates relief may be available.

	Rateable Value	Estimated Rates
Office & Premises	£3,400	£1,696.60 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis. Our client is seeking a minimum lease term of 5 years but will consider longer.

A deposit will be requested subject to status.

Rental

£10,200 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. Your legal adviser should verify.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate and has a rating of D-94. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0806

Jan 2025

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

[www: parkinsonre.com](http://www.parkinsonre.com)

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 they 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.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.