

Ground Floor, 27 Hardshaw Street,
St Helens, WA10 1RW

to let

Ground Floor commercial premises
74.59 SQM (803 SQFT)



£7,500 per annum

- Self contained ground floor accommodation suitable for various uses including retail, office, etc subject to necessary consents
- 1 - 2 car parking spaces available to the rear of the property
- Two large open plan spaces
- Town centre location

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10 Beecham Court, Wigan. WN3 6PR

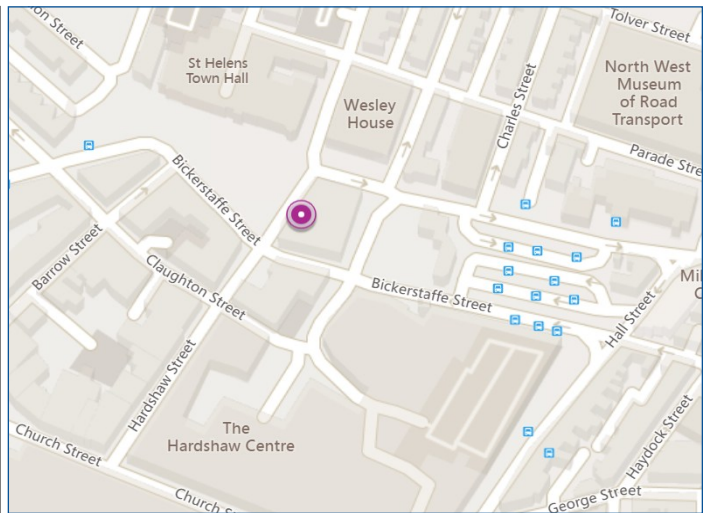
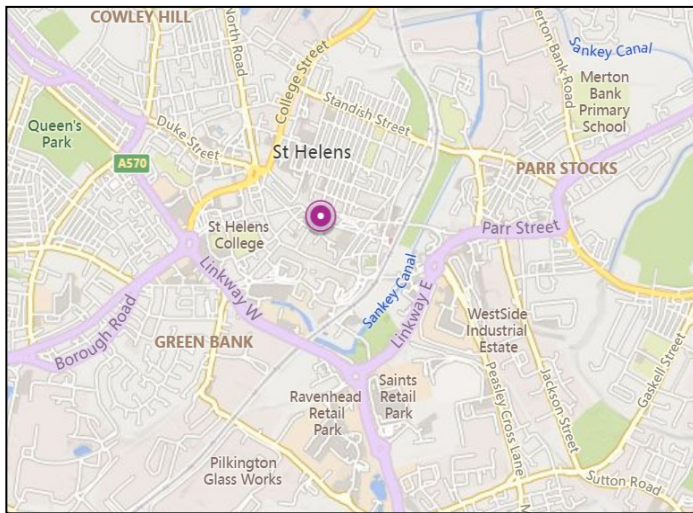
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Location

The property fronts directly onto a pedestrianised area of Hardshaw Street within the defined town centre of St Helens. Car parking is available within a short walk from the subject and limited free on-street parking is also available in proximity. The subject property is situated in a conservation area amongst other commercial users including retailers, service providers, financial services and professional services.

Description

The property provides for a ground floor unit accessed from a communal vestibule off Hardshaw Street which leads to two open plan spaces of accommodation, one to the front of the Building and one to the rear. The primary space to the front of the building is predominantly open plan and has a commercial display frontage glazed from approximately 3 feet from the ground to the ceiling. Beyond the main front open plan space is a large open space to the rear of the building with rear access door out to the small yard area where there are two car parking spaces. To the very rear of the ground floor suite are male and female WCs, a kitchen area and further smaller room suitable as office, store, etc.

Services

The premises benefits gas central heating system, electric, mains water and drainage which we understand is all provided direct to the unit by the service and utility providers.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Main retail/front area	43.76	471
Room 2	22.38	241
Room 3	4.95	53
Kitchen	3.50	38
Male WC	-	-
Female WC	-	-

Rating

The property is not currently assessed for business rates having been removed from the list and interested parties should make their own enquiries via St Helens Council Business Rates department in relation to reassessment for their proposed use. For information previously the property attracted a rateable value of £8,300 within the 2017 Rating List before being removed from the list.

Quoting Terms

Quoting terms are based on a rental of £7,500 per annum exclusive of VAT plus service charge and utilities with incentives available by way of rent free, rent reductions etc.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal costs

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

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

May 2024 Ref: AG0756

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