



## 97-99 Junction Lane

St Helens WA9 3JN

Garage/Car Showroom Premises  
Site 0.13 acres

# £250,000

- Showroom, workshop & yard
- Potential development opportunity
- High density residential location
- Established mixed use location with strong local trade presence

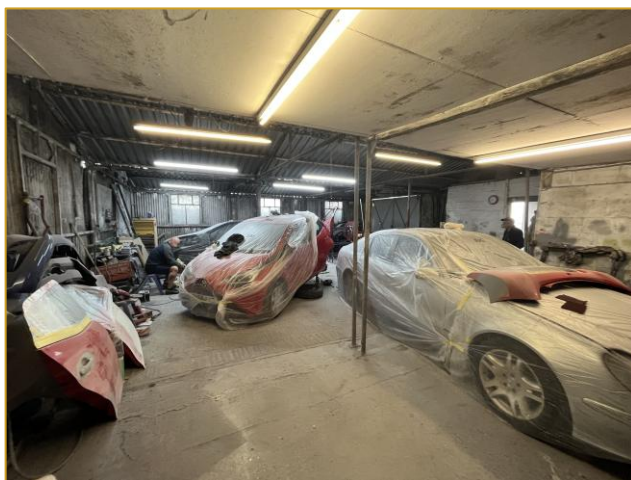
# For Sale

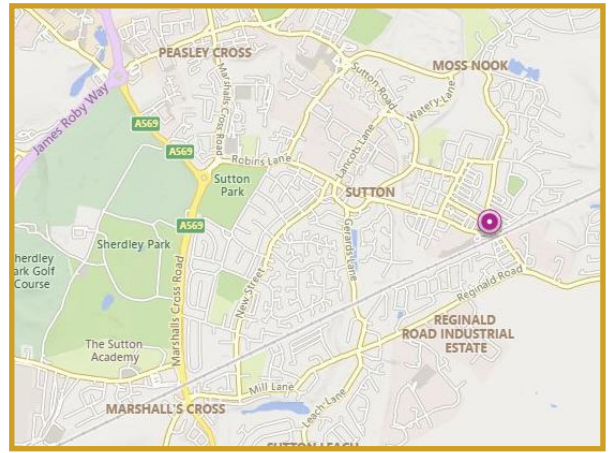
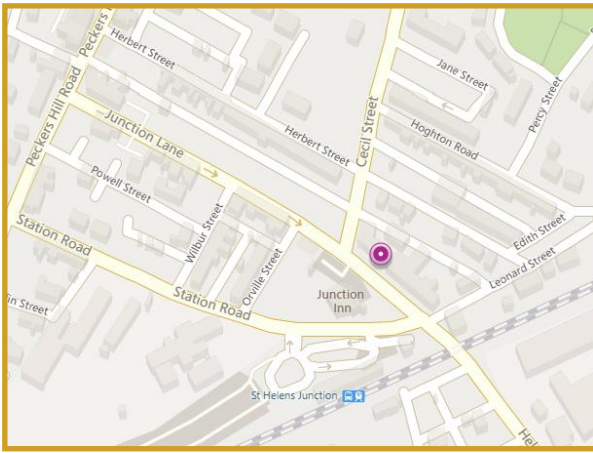
**PARKINSON**  
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e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

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

## Additional Plans / Photos





## Location

The subject premises is situated on Junction Lane within the Sutton area of St Helens. The property occupies a position within a mixed commercial and residential locality, with neighbouring commercial occupiers comprising a range of uses including medical and dental practices, alongside retail premises, a post office, and several independent local traders.

The property is located approximately 3 miles to the south-east of St Helens town centre and benefits from convenient access to the St Helens Linkway (A570), situated approximately a five-minute drive away. This provides good connectivity to Junction 7 of the M62 motorway and the wider regional motorway network.

## Description

The premises comprise a car showroom and garage facility, set on a self-contained site benefiting from an enclosed yard and car parking area. The accommodation includes a showroom area to the front, providing display space, together with a workshop facility to the rear.

The workshop is accessed via vehicular doors and provides practical servicing space, whilst the enclosed yard area offers additional external storage and parking provision.

## 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

We have measured the site to extend to circa 0.13 acres

	SQM	SQFT
Showroom	97.12	1,045
Workshop	146.20	1,573

## Rateable Value

The property has the following entries in the 2026 Rating Assessments List. The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

	Rateable Value	Estimated Rates Payable
Showroom & premises	£9,100	£3,931.20 p.a.

## Tenure

We understand the property is held by way of more than one title. It appears the majority of the property is held by way of a long leasehold title reflecting the extent of the site and buildings apparent on site. This remains to be confirmed and should therefore not be relied upon.

## Price

£250,000

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT. The VAT status of the property is to be confirmed and any agreed price may be subject to VAT at the prevailing rate

## EPC

We understand an EPC is not required as the property does not benefit any heating.

## 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 Vendors solicitors prior to the issue 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

Ref: AG0888

April 2026

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### Subject to contract

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