



Unit 1 Empress Building

Penny Lane, Haydock WA11 9TF

Commercial Premises

168.36 SQM (1,813 SQFT)

Rent **on application**

- Excellent commercial location
- 2 minute drive from J23 of the M6 motorway
- Suitable for a variety of uses subject to necessary consents
- Close by to other commercial occupiers to include trade counters, hotel and racecourse

To Let

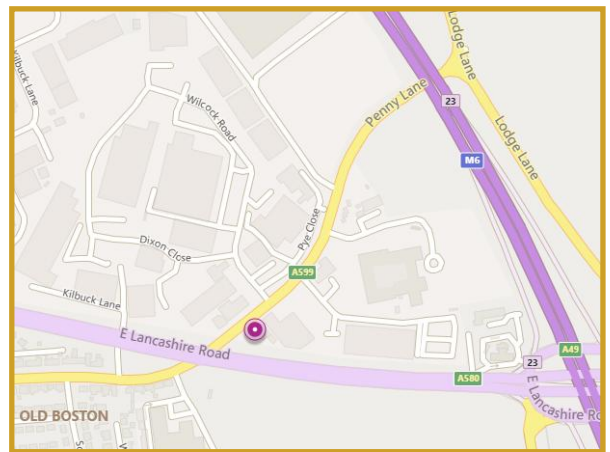
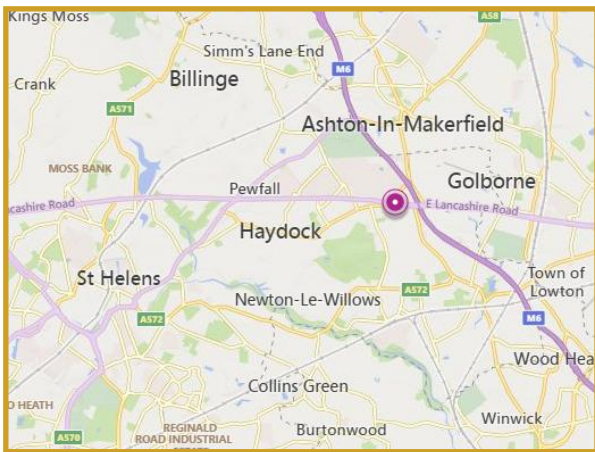
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject is located set back but with prominence on the south of Penny Lane to the east of Haydock. The location provides for excellent access to both the M6 motorway and the A580 East Lancs Road with Junction 23 of the M6 Motorway a 2 minute drive away. The property is located amongst other commercial users including the likes of Screw Fix which is situated directly opposite and Rutland House Veterinary Surgery situated next door. Haydock Thistle Hotel and Haydock Racecourse are 100m and 400 m distance from the property respectively.

Description

Unit 1 provides for a modernised commercial unit that whilst having prominence to Penny Lane is set back providing space to the front for parking of cars. To the side of the property is a shared access and to the rear is a yard area that can be utilised for loading purposes and some additional parking. Internally the accommodation is divided to provide entrance/reception office that leads to main open plan commercial area beyond which is store/workshop area with loading doors out into the rear yard. To the front of the main commercial space is a kitchenette area and a WC. The space provides a clean well present shell with LED lighting throughout and gas boiler feeding wall mounted radiators and intruder alarm.

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

	SQM	SQFT
Entrance/Foyer/Office	18.40	198
Main Area/Showroom	112.50	1,211
Kitchen/WC	10.00	108
Store/Workshop	27.46	196
TOTAL	168.36	1813

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	£11,750	£5,076 p.a.

Rent

On application

Planning

We understand the property benefits planning under use class E meaning a variety of commercial uses are considered suitable. Interested parties should make their own enquiries direct with St Helens Council to ensure their proposed use is permitted under the current permission

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 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 a valid Energy Performance Certificate with a rating of C-62.

Enquiries & Viewings

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

Subject to Contract

Ref: AG0899

June 2026

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Subject to contract

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