



The Counting House, 16 Hardshaw Street, St Helens, WA10 1RE

Rent £52,000 per annum

- Located in the centre of St Helens
- Striking, Grade II listed former bank building, previously converted to a public house
- Approximately 9,558 Sq Ft (888 Sq M)
- First floor residential flat, with separate entrance
- Pedestrianised street

Approximate distances:

- Warrington 10 miles
- Liverpool 15 miles
- Chester 22 miles
- Manchester 25 miles

Viewings and further information:



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The Counting House, 16 Hardshaw Street, St Helens

Description

The Counting House is a striking, Grade II listed former bank in the centre of St Helens.

In recent years the property has been converted to offer attractive public house accommodation, boasting plentiful seating, an expansive bar and feature, double height ceilings.

The public house comprises an expansive open plan seating area to the ground floor, with ample space for use as a bar, restaurant or variety of other uses with appropriate consent. The bar itself is a feature of the property, curving to fill a large portion of the wall immediately in front of the main doors.

There is ample back of house space, with rooms on the ground floor level as well as within the cellar, which also holds a strong room, from the former use as a bank.

The kitchen is currently housed upon the first floor with a dumb waiter to the ground floor, as are the customer toilets which are finished to a modern standard.

Furthermore, a residential flat is located on the first floor at the rear of the property. This can be accessed via a separate door on Cloughton Street and comprises 3 bedrooms, a living room, kitchen diner and bathroom with separate WC.



Accommodation

We have been provided with the following measurements;

	Sq M	Sq Ft
<u>Ground Floor</u>	422	4,542
Bar Area		
Glasswash Room		
Customer Seating		
Cold Storage		
Storage		
Disabled WC		
<u>First Floor</u>	54	581
Male WCs		
Female WCs		
Kitchen & Stores		
<u>Cellars</u>	230	2,476
Storage		
<u>First Floor Flat</u>	182	1,959
Living Room		
Kitchen/Diner		
Bathroom		
WC		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Total	888	9,558

Services

The property is connected to all mains services, though none of these are tested by the agents.

Interested parties should make their own enquiries into the connection and adequacy of these supplies.

The Counting House

Tenure

The property is being offered for a new lease on Full Repairing and Insuring Terms

Rent

£52,000 per annum, exclusive of VAT

Rates and Outgoings

The incoming tenant will be responsible for all rates and utilities at the property. The current rateable value is £43,000. For rates payable, interested parties should make their own enquiries with the local authority.

Licensing

The incoming tenant will be responsible for ensuring that all relevant licences are obtained prior to opening.

Service Charge

A service charge to cover a proportion of the costs of maintaining and repairing the exterior of the building will be payable.



Professional and legal costs

Each party will be responsible for paying their own professional and legal costs

VAT

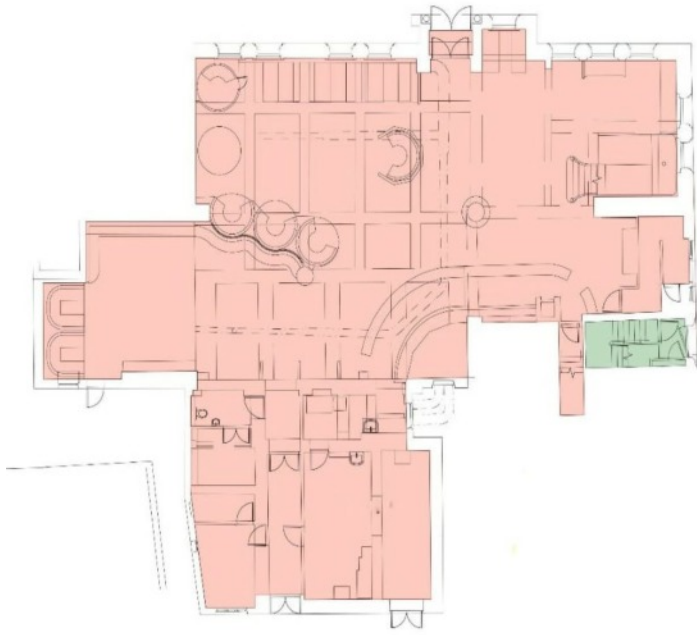
The property is elected for VAT.

Alternate Uses and Alterations

The landlord is open to considering alterations and alternate uses for the premises. Any decision made by the landlord will be subject to relevant permissions being obtained at the expense of the incoming tenant. This is to include, for the avoidance of doubt, Listed Building consent.



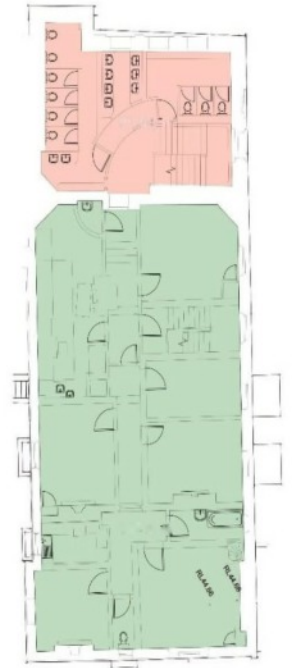
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Ground Floor



Cellars



First Floor

NOT TO SCALE – FOR INDICATION ONLY

Viewing

By strict appointment through letting agents, Fisher German LLP. T: 01744 451145. E: simon.geary@fishergerman.co.uk

Directions

From St Helens Linkway West, the A58, on foot, turn onto Chalon Way West, in the direction of Bridge Street. Follow Bridge Street to the junction with Church Street and turn right. Turn left onto Hardshaw Street. The Counting House is located on the junction with Claughton Street on your right hand side.

