

for sale

Retail Unit with Upper Floor Offices

541m² (5,823 ft²)



29 - 31 Shaw Street
St Helens
WA10 1DG

- Town Centre Location
- Includes Self Contained Upper Floor Offices
- Conversion Opportunities

MORGANWILLIAMS.com

01925 414909

Location

This retail unit has a prominent retail frontage, directly opposite St Helens Central Station and on the main pedestrian route between the train station and the bus terminal.

The premises are on the edge of St Helens Town Centre within close walking distance to the main shopping area. In proximity to this unit there are a variety of mixed use premises including bars, restaurants, retail and A2 uses.

Description

Retail unit separately accessed with first floor offices. The retail unit has been operated as a hardware store for a many years.

The first floor space can be internally accessed however the main access is through a staircase to the rear of the property.

There is a basement for storage.

Currently the retail unit has a small front retail area, with rear storage however this could be converted to an open plan extended retail space.

Accommodation

Net/Gross Internal Area

Ground Floor	227.7 m ²	2,450 ft ²
First Floor	218.7 m ²	2,353 ft ²
Total	446.3 m²	4803 ft²
Basement	100.0 m ²	1,076 ft ²

Services

Mains electricity, gas, water and drainage are connected.

Rates

Rateable Value: £22,500
Payable 2017/18: £10,800

Sale Price

£550,000.

Tenure

Understood to be freehold.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com
Callum Morgan CMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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