



The Citadel
Waterloo Street

FOR SALE - THE CITADEL, WATERLOO STREET



The Citadel, Waterloo Street,
St Helens, WA10 1PX



The Citadel is a unique building in the town centre. It is a three-storey building, arranged to form theatre space with standing to the ground floor and circle above. In addition, the building boasts a bar, offices, meeting and rehearsal space.

- Town Centre Location
- Unique Building
- Historic Site
- Ease of Access with Public and Private Transport
- Suitable for Alternate Uses - Subject to Planning
- Well Maintained Building
- Characterful Features
- 762.30 Sq M (8,205 Sq Ft)



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UNIQUE TOWN CENTRE FORMER THEATRE

Location

The Citadel occupies a location on Waterloo Street, in the heart of St Helens town centre. A pedestrian footway adjacent to the building provides access directly onto Bridge Street, one of the main shopping thoroughfares in the town. Meanwhile, St Helens College is located on the opposite side of Waterloo Street.

Access is excellent via public and private transport, or by foot. St Helens Central rail station and St Helens bus station are each less than half a mile by foot, while the A58 (Linkway West) is approximately 320 meters away, with pay and display car parking adjacent to the building.

Description

The property is a unique 3 storey building in St Helens. It has been designed to provide a theatre style stage, with standing stalls and circle seating, along with lighting and sound booth and further ancillary rooms.

To the ground floor, the property is accessed from Waterloo Street into a reception/box office area. This leads to a bar from which a dressing room with accessible WC and shower is located, providing access to backstage. Continuing along the opposite side of the stage is a corridor with gents and ladies WCs and access to the stalls.

The upper parts of the building are accessible by both stairs and lift.

The first floor is arranged to provide a meeting room/studio with kitchenette facilities, along with a foyer area. A corridor leads to the circle, from which is also an accessible WC and storage room. A dimmer room adjoins the meeting room to the opposite side of the circle.

The second floor provides office accommodation over three rooms, along with a rehearsal space, as well as mezzanine storage above the offices. Plant rooms occupy the remainder of the second floor.

Accommodation

We have been provided with the following floor areas.

	Sq M	Sq Ft
Ground Floor	330.10	3,553
First Floor	274.50	2,955
Second Floor	157.70	1,697
Total	762.30	8,205

Guide Price

£325,000 exclusive

Tenure

We understand that the freehold of the property is available for sale with the benefit of vacant possession.

Business Rates

The current rateable value is £13,500 classified as an Arts centre and premises.

For information on rates payable, interested parties should make their own enquiries with the local authority.

Services

We understand that mains gas, electric, water and drainage are all connected. Telephone and broadband are understood to be available.

The agents do not test any of the services. Interested parties should make their own enquiries as to the connection and adequacy of these supplies.

Fixtures and Fittings

The property is to be sold excluding any fixtures and fittings. Any items within the ownership of the vendor might be available by separate negotiation.

Legal Costs

Each party shall be responsible for their own legal costs relating to the transaction.

EPC

The EPC is currently pending and will be made available to interested parties.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

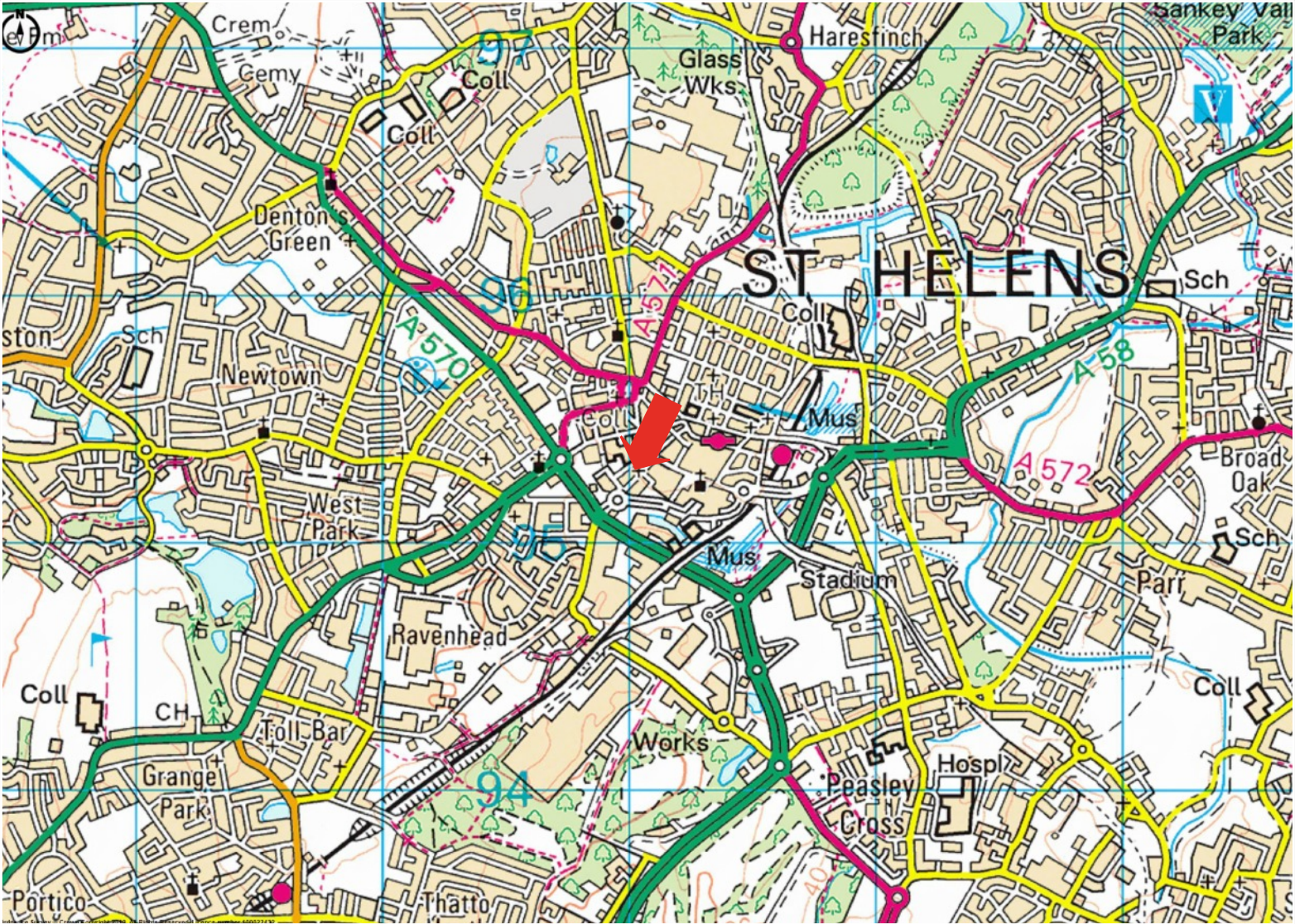
Viewings

Strictly by prior arrangement with the agent.

Additional Information

The preferred purchasers will be those who will use the property to the benefit of the local St Helens community.

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Licence Number: 100022432 - Not to Scale

📍 **Approximate Travel Distances**

🚗 **Locations**

- M6 Motorway 5.5 miles
- M62 Motorway 4 miles
- Liverpool 13.5 miles

Sat Nav Post Code

- WA10 1PX

🚆 **Nearest station**

- St Helens Central 0.5 miles

✈️ **Nearest Airports**

- Liverpool 13.5 miles



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