



First Floor Offices
27 Hardshaw Street



TO LET - FIRST FLOOR OFFICES, 27 HARDSHAW STREET



First Floor Offices, 27 Hardshaw Street, St Helens, WA10 1RW



The offices at 27 Hardshaw Street provide accommodation suitable for a variety of uses (subject to planning) across three main rooms, accessed from the pedestrianised Hardshaw Street in St Helens town centre.

- Town Centre Location
- Suitable for a Variety of Uses (Subject to Planning)
- 70.13 Sq M (755 Sq Ft)
- Flexible Lease Terms



James Clempner 01744 451145



james.clempner@fishergerman.co.uk



fishergerman.co.uk



Approximate Travel Distances



Locations

- Birchley Street Car Park 300m
- St Helens Bus Station 150m

Sat Nav Post Code

- WA10 1RW

Location

The property occupies a central location, on Hardshaw Street, in St Helens town centre, which is home to a variety of occupiers, from National Banks to Estate Agents and local businesses including barbers and beauty salons.

Access by either private or public transport, by foot or alternate means is easy. St Helens bus station is approximately 150 meters away whilst St Helens Central is around 320 meters away. Public car parking is available at Birchley Street Car Park, circa 300 meters away.

Description

The offices are located on the first floor of 27 Hardshaw Street at the North end of the town centre. They share an entrance hallway with the ground floor occupiers. The entrance hallway leads to a flight of stairs, providing access to the unit.

The offices are arranged across four main rooms, with a smaller room to the front of the property and a WC facility.

Accommodation

	Sq M	Sq Ft
Room 1 (front)	19.90	214
Room 2 (middle)	20.96	226
Room 3 (rear)	12.37	133
Room 4 (middle rear)	6.76	73
Room 5 (front)	7.88	85
Storage	2.26	24
WC Facility	-	-
Total	70.13	755

Guide Rental/Price

£5,750 per annum exclusive

Tenure

Available for a new lease on effectively fully repairing and insuring terms.

Business Rates

The property is currently listed as separate offices with a total rateable value of £6,225. Interested parties should make their own enquiries with the local authority.

Services

Mains electric, water and drainage are understood to be connected. The agents do not test any of the services.

Legal Costs

Each party will be responsible for their own legal costs.

Money Laundering & Referencing

The successful Tenant will be required to submit information to comply with Money Laundering Regulations. References will be required, the cost of £25+VAT will be payable by the enquirer, whether the matter proceeds to completion or not.

EPC

Energy Performance Rating is currently pending.

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.



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