



2 Elephant Lane
Thatto Heath, St Helens

FOR SALE - 2 ELEPHANT LANE, THATTO HEATH



2 Elephant Lane, Thatto Heath, St Helens
WA9 5QG



2 Elephant Lane occupies a large, prominent position with frontage to Nutgrove Road, Elephant Lane and Thatto Heath Road. Being sold as an investment opportunity, the property is occupied by an established hair and beauty salon.

- Investment Opportunity
- 1,791 Sq Ft (166.36 Sq M)
- Prominent Position Fronting the Junction of Elephant Lane, Nutgrove Road, Thatto Heath Road and Scholes Lane
- Ground Floor Retail with Ancillary First Floor and Basement Accommodation
- Passing Rent £8,000 per annum rising to £16,000 per annum from 1 February 2020



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INCOME PRODUCING INVESTMENT OPPORTUNITY

Location

Occupying a large, prominent roadside position, with frontage onto Elephant Lane, Nutgrove Road and Thatto Heath Road, 2 Elephant Lane provides an excellent opportunity for highly visible accommodation.

The property is situated in Thatto Heath, approximately 2 miles from the centre of St Helens, and is 130 meters from the local railway station, which provides access into both the centres of St Helens and Liverpool.

Description

The building is leased to an established hair and beauty salon who relocated to expand their business. Operating over both the ground and first floor, with ancillary storage in the basement, they provide a range of spaces offering a variety of services.

The ground floor comprises a large open plan retail area, which has been partitioned and built out to provide the various spaces required for hairdressing, including a waiting area and reception, along with WC and storage.

The first floor is arranged over four main rooms, two of which are used for beauty treatments while the remaining two provide for the opportunity to expand their offering further as required.

The basement provides an area of additional storage space.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal (NIA) basis unless otherwise stated. The accommodation comprises;

Ground Floor	Sq M	Sq Ft
Retail Area	111.46	1,200
WC Facility	-	-
First Floor		
Room 1	23.38	252
Room 2	12.44	134
Room 3	19.08	205
WC Facility	-	-
Total	166.36	1,791

Further Basement Storage

Business Rates

The current rateable value is £14,250. For rates payable, interested parties should make their own enquiries with the local authority.

Services

Mains gas, electricity, water and drainage are understood to be connected.

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

EPC

The EPC rating is C-52.

Guide Price

£185,000 (exclusive of VAT) for the Freehold of the property.

Tenancy Details

The property is subject to a Fully Repairing and Insuring lease. Full details are available upon request. A summary of the terms can be found below.

Tenant	Private Individuals
Commencement	1 st February 2019
Lease Length	7 years
Passing Rent	Year 1 - £8,000 Year 2 - £16,000
Rent Reviews	5 th anniversary
Break Options	5 th anniversary
Repairing Obligation	FRI

Legal Costs

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

VAT

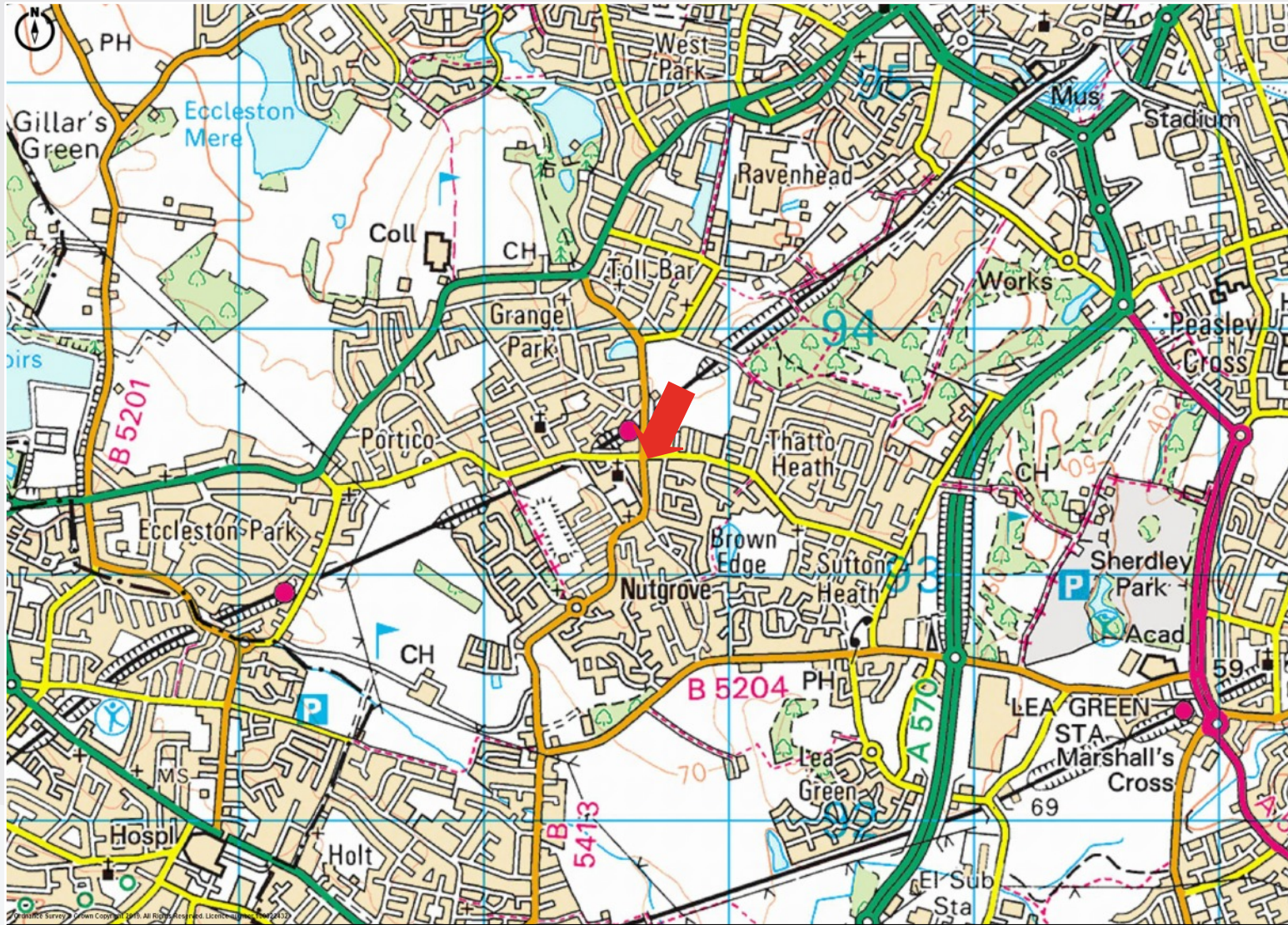
Unless otherwise stated, all prices and rents quoted are exclusive of Valued Added Tax (VAT).

Viewings

Strictly by prior arrangement with the agent.





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Licence Number - 100022432

Not to Scale


**Approximate Travel Distances**

**Locations**


- St Helens 2 miles
- Rainhill 1.7 miles

Sat Nav Post Code

- WA9 5QG

**Nearest station**

- Thatcho Heath 130 meters

**Nearest Airports**

- Liverpool 12 miles



Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

