



Location

St Helens is located in the North West of England in the county of Lancashire. The town is situated 11 miles east of Liverpool and 23 miles west of Manchester. The A580 East Lancashire Road provides a direct route to both cities from St Helens.

Description

The ground floor has a double frontage shop front and an entrance door which is secured via an electrical roller shutter, which has recently been upgraded. The ground floor could be split into separate units or used as one large premise, subject to planning. Furthermore, there is a healthy mix of smaller and larger traders in the area so a diverse market place can be seen.

Accommodation

Gross Internal Area: -

Ground	69.3 m2	746 ft2
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Services

Mains electricity, water and drainage are connected.

Tenure

Leasehold

Rent

£12,000 per annum exclusive.

Rates

Rateable Value:	£6,200.
Payable 2017/18	£3,057.

Interested parties are advised to make their own enquiries with the Local Authority to verify this figure.

EPC

EPC Rating D – 100
A certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

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Geographical Location of Property

