



Bank Chambers Hardshaw Street,
St Helens, WA10 1RE
Guide Price £6,750 per annum

- 1124 sq ft (104.45 sq m)
- 1st floor office space
- Pedestrianised street
- Low cost town centre offices

Approximate distances:

- Warrington 10 miles
- Liverpool 15 miles
- Chester 22 miles
- Manchester 25 miles

Viewings and further information:



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Location

Centrally situated offices between Church Street and Victoria Square. Convenient to the Town Hall, local solicitors, estates agents, financial services, banks and shops.

Accommodation

First Floor

Office 1	18.93 sq m	204 sq ft
Office 2	16.72 sq m	180 sq ft
Office 3	24.77 sq m	267 sq ft
Office 4	22.69 sq m	244 sq ft
Office 5	21.34 sq m	230 sq ft
TOTAL:	104.45 sq m	1124 sq ft

The offices all have the benefit of fully fitted carpets and WC facilities.

Services

Mains electricity, water and drainage. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the agents.

Tenure

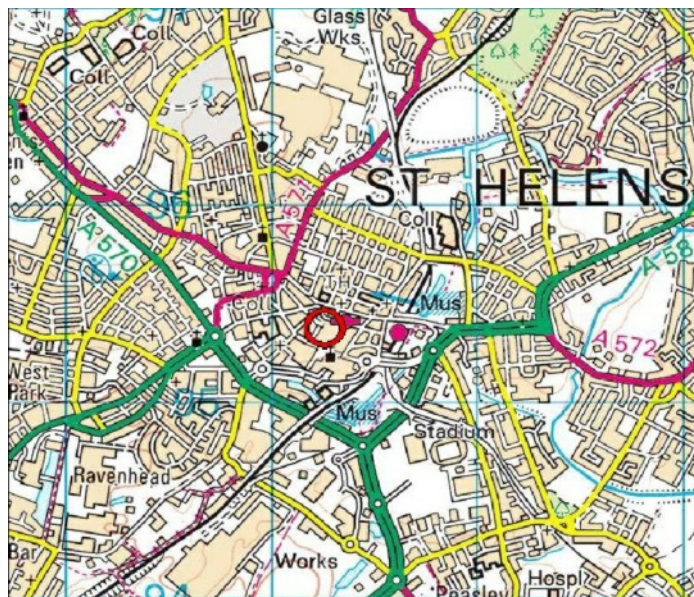
Flexible lease terms available. The tenant will be responsible for internal repairs and building insurance. Immediate possession available.

Rent

£6,750 per annum plus VAT.

Rates and Outgoings

The rooms have individual rateable values. The total Rateable Value is £8,925. The property qualifies for small business rate relief.



Service Charge

A service charge to cover a proportion of the costs of maintaining and repairing the exterior of the building will be payable.

Professional and legal costs

Each party will be responsible for paying their own legal costs.

VAT

The property is elected for VAT.

Viewings

By strict appointment through letting agents, Fisher German LLP. T: 01744 451145. E: simon.geary@fishergerman.co.uk