

TO LET/FOR SALE

Unit 1
Ardwick Street
St Helens
WA9 1LZ



Location

The unit is located on the junction of Ardwick Street and Parr Street, on the main arterial route in to St Helens town centre, benefiting from high volumes of passing traffic.

Other occupiers in the near vicinity include Topps Tiles, Kwik Fit and the Fingerpost Shopping Centre. St Helens Retail Park is opposite the subject property with retailers including Home Bargains, Dunelm, Iceland and TK Maxx.

Accommodation

A detached single storey retail warehouse with a partially glazed frontage onto Parr Street. Externally there are 20 car parking spaces.

The premises are capable of sub-division, further details available on request.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	9,052	841.0

Rent

Rent / Price on Application

Tenure

The premises are available by way of a new full repairing and insuring lease.

Our client may consider offers for the long leasehold interest.

Full details on request.

Business Rates

The unit has a 2017 rateable value assessment of £37,000.

For further details please contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared June 2019

Viewing Strictly through the sole letting agent.

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