



**57-59 Brynn Street**  
St Helens

# TO LET OR FOR SALE - 57-59 BRYNN STREET



**57-59 Brynn Street, St Helens,  
WA10 1JB**



**Brynn Street is a self-contained, detached office building with first floor mezzanine storage located to the north of the town centre and benefits from off-road parking.**

- Self-Contained Office
- Off-Road Parking
- Security Roller Shutters
- Mezzanine Storage
- 273.44 Sq M (2,943 Sq Ft) Including Mezzanine



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## Approximate Travel Distances



### Locations

- Town Centre 0.2 miles
- East Lancs Rd 1.3 miles

### Sat Nav Post Code

- WA10 1JB

## Location

The property occupies a corner plot on Brynn and Cansfield Street, to the north of St Helens town centre. Access by private car is excellent, with parking on site in the gated yard, on street or at the nearby Birchley Street car park. St Helens bus station is located approximately 0.2 miles away, whilst St Helens central railway station is around 0.4 miles away.

## Description

Access is from Brynn Street via a pedestrian door, or via a full height roller shutter door within the enclosed yard. The property is laid out as open plan offices across the ground floor, with kitchen facility, two meeting rooms and glazed corner office. All ground floor windows and doors benefit from security roller shutters.

The first floor mezzanine houses two WCs, along with ample storage space.

## Guide Prices

To Rent - £16,000 per annum exclusive  
For Sale - £145,000 exclusive



### Nearest Stations

- St Helens 0.4 miles



### Nearest Airports

- Liverpool 13.5 miles

## Accommodation

	Sq M	Sq Ft
Ground Floor IPMS	155.33	1,672
First Floor IPMS	118.11	1,271
<b>Total</b>	<b>273.44</b>	<b>2,943</b>

## Tenure

To Rent - the premises are available by way of a new lease on Fully Repairing and Insuring Terms.

For Sale - the long leasehold interest is available for sale. The term is understood to be 999 years from 1898. Further information is available upon request.

## Business Rates

The property has been assessed for business rates and has a rateable value of £9,600. 100% small business rates relief may be available. Interested parties should make their own enquiries with the local authority.

## Services

The agents understand that mains gas, electricity, water and drainage are connected. The building benefits from a gas fired central heating system and air cooling units.

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

## EPC

The EPC is currently pending.

## Legal & Referencing Costs

A contribution will be payable towards the Landlord's legal costs. The cost of £25 +VAT for referencing will be payable by the rental applicant.

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## 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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