

64 Sherlock Avenue, Haydock,
St Helens WA11 0PQ

to let

Retail premises
72.90 SQM (785 SQFT)



£7,500 per annum

- Situated in the retailing parade
- Provides open plan retail accommodation
- Suitable for a variety of uses subject to planning
- Close to Haydock town centre

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

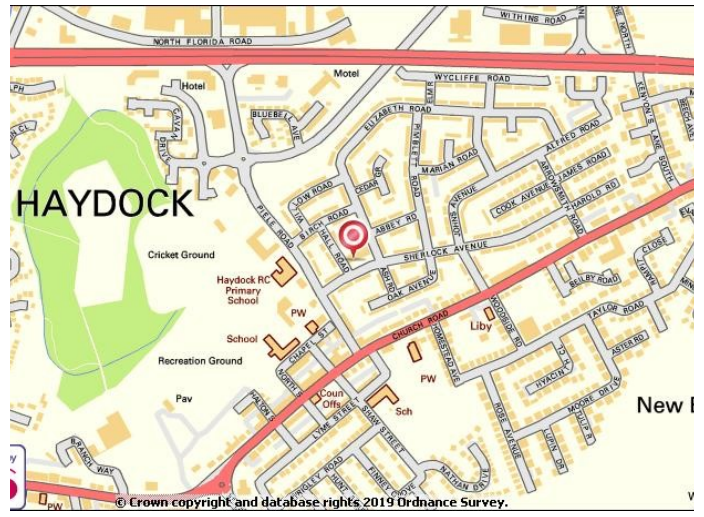
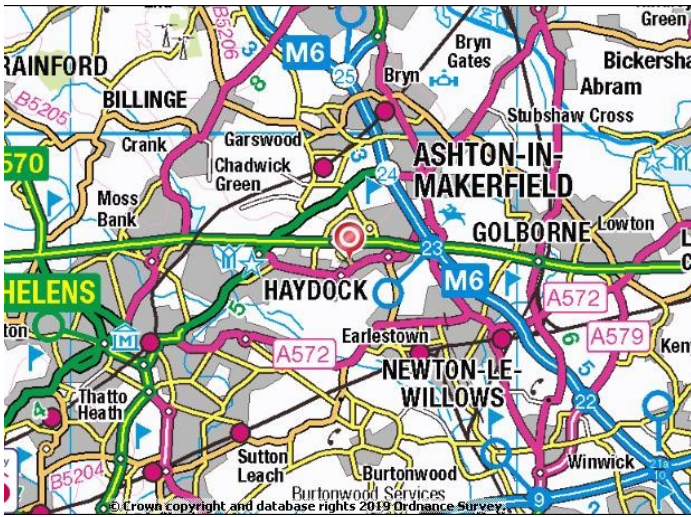


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Location

The subject premises is located in a retailing parade in a densely populated residential area. Nearby operators include takeaways, convenience store, hairdressing and beauty salons. The A570 East Lancashire Road is also within a short driving distance which provides access to the M6 motorway.

Description

The unit comprises a ground floor retail premises on a pavement fronted terrace. The unit benefits open plan accommodation and access to the rear.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Ground Floor	72.90	785

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£5,800	£2,847.80 p.a.

Tenure

The premises are available to let on an effective full repairing and insuring lease basis at a term to be agreed. A deposit may be requested.

Rental

£7,500 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable on this transaction at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

EPC

The property has an Energy Performance Certificate, and has a rating of C-63. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

Aug 2019 Ref: AG0472

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