

Unit 7 Sutton Fold, Lancots Lane,
St Helens, WA9 3GL

Warehouse/Industrial unit with office provision
567.70 SQM (6,110 SQFT)

to let /
for sale



£Price/Rent
on application

- Eaves height circa 6.5m
- Concrete surfaced serviced yard
- Open plan warehouse/workshop accommodation with well appointed offices

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10 Beecham Court, Wigan. WN3 6PR

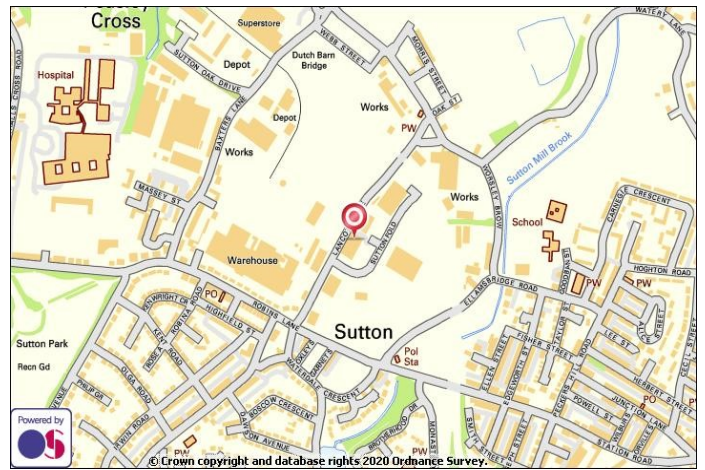
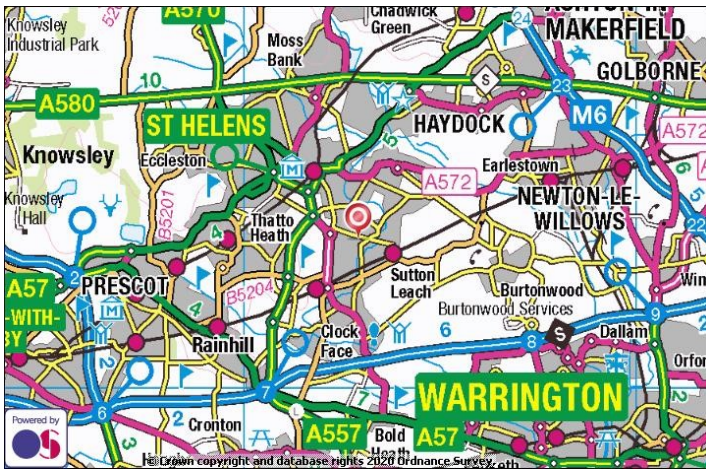
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Location

The subject premises is situated on Sutton Fold, a popular business location to the south east of St Helens town centre. Surrounding uses are predominantly of commercial nature with immediate locality providing warehousing and industrial facilities.

Description

The subject comprises a purpose built semi detached warehouse facility constructed in 2003 of steel portal frame with part brick, part glazed and part profile sheet clad elevations. To the front is a concrete surfaced serviced yard which benefits a 25m turning circle share with the adjacent unit. The full height up and over roller shutter door (4m wide x 5.3m high) provides access to the warehouse facility which is open plan and benefits an eaves height of circa 6.7m or thereabouts. The warehouse also benefits well appointed open plan offices, with entrance vestibule/reception, kitchen and male and female WCs. The building also currently benefits a removable mezzanine extending to 116.86 sqm (1258 sqft) which can be acquired and left in situ if required by any prospective purchaser or tenant.

Tenure

A long leasehold interest is available to purchase the property. The leasehold interest held is the remainder of a 999 year lease with peppercorn ground rent payable. Full details available upon request. The property may be

available to lease on traditional occupational terms to be discussed.

Accommodation

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

	SQM	SQ FT
Warehouse/ Workshop	429.89	4,627
Office & Reception	50.31	541
Mezzanine (Fixed)	87.50	942
TOTAL	567.70	6,110

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	Estimated Rates Payable
Warehouse & Premises	£25,000	£12,500 p.a.

Price/Rental

Price and rental available on application.

Availability subject to vacant possession which is scheduled for October 2020

Services

We understand mains services are connected to include mains water, drainage and 3 phase electric.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT will be applicable at the prevailing rate on the purchase price or rental. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required to be paid direct to the vendors/lessors solicitors prior to the release of any legal documentation.

EPC

An Energy Performance Certificate has been requested and will be made available once received.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

April 2020

Ref: AG0513

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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