

9 Church Road, Rainford, St Helens
WA11 8HE

to let

Ground floor retail unit
43.79 SQM (471 SQFT)



£9,000 per annum

- Prominent self-contained ground floor retail unit (formerly hair salon)
- Located in centre of Rainford in popular village setting
- Main road fronted position with significant retail display frontage

PARKINSON
REAL ESTATE ●●●●

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

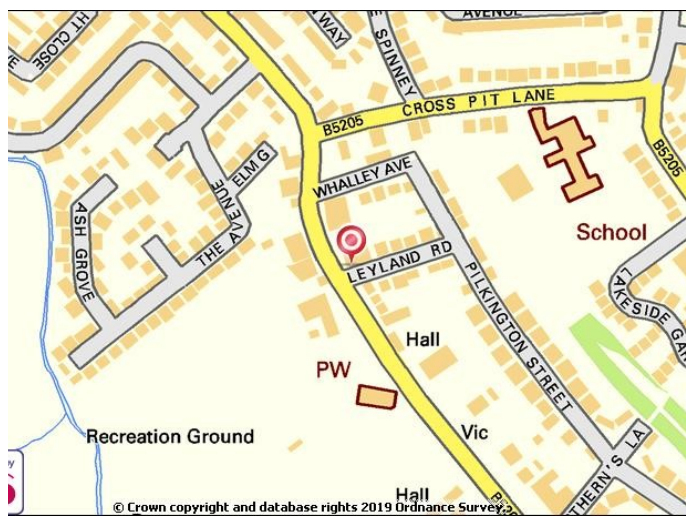
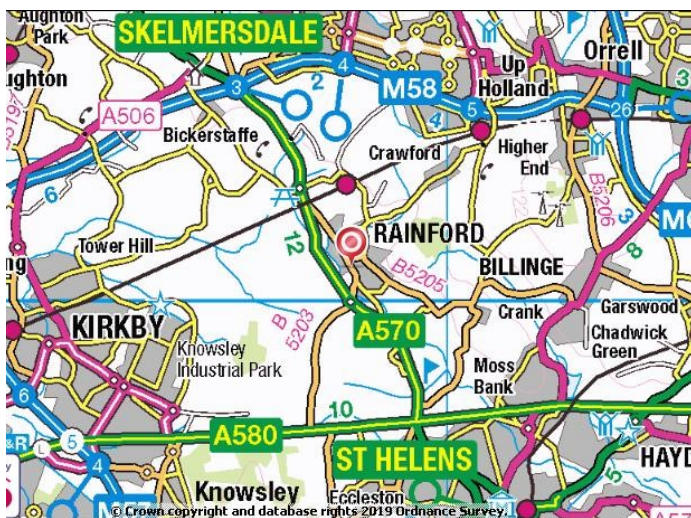


RICS

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

The subject premises are located within the centre of Rainford village on the B5203 Church Road which connected to the A570 Rainford bypass and provides excellent connectivity to the A580 East Lancashire Road at Junction 3 of the M58 motorway. It is a short drive to the nearby town centre of St Helens, approximately 7km to the south. Neighbouring occupiers include Co-Op convenience store, bakery and pharmacy.

Description

The subject property has previously been utilised as a hairdressing salon. It has a ground floor entrance via a single personnel door and painted timber framed singled glazed retail display frontage. To the rear of the unit is a small kitchen, utility and WC facilities. It benefits predominately painted plastered walls with fluorescent strip lighting and a mixture of floor coverings. Heating is via wall mounted electric convector heaters in addition to a single over-door heater above the entrance. There are numerous on street car parking spaces in the immediate vicinity.

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 been tested prior to completion

Accommodation

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

	SQM	SQ FT
GF retail area	28.32	305
Kitchen	7.33	79
Store, Utility & ATM room	8.14	88

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	£5,700	£2,798.70 p.a.

Tenure

The premises are available to let on new full repairing and insuring lease terms to be agreed. A deposit will be requested.

Rental

£9,000 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 E-101. 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

May 2019 Ref: AG0450

PARKINSON
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com



RICS

the mark of
property
professionalism
worldwide

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.