

108-110 Parr Stocks Road,
St Helens WA9 1NZ

Showroom premises
181.90 SQM (1,958 SQFT)

to let /
for sale



£10,800 per annum
or £120,000

- Located close to St Helens town centre and all amenities
- Open plan showroom
- Benefits large retail frontage
- Suitable for a variety of uses, subject to necessary consents

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

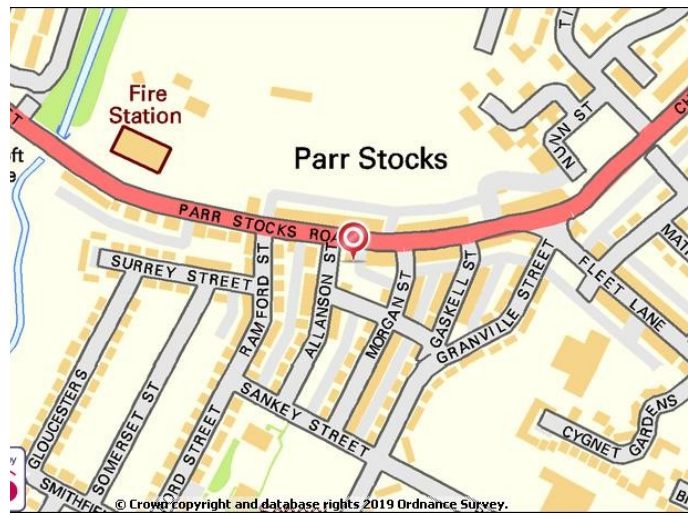
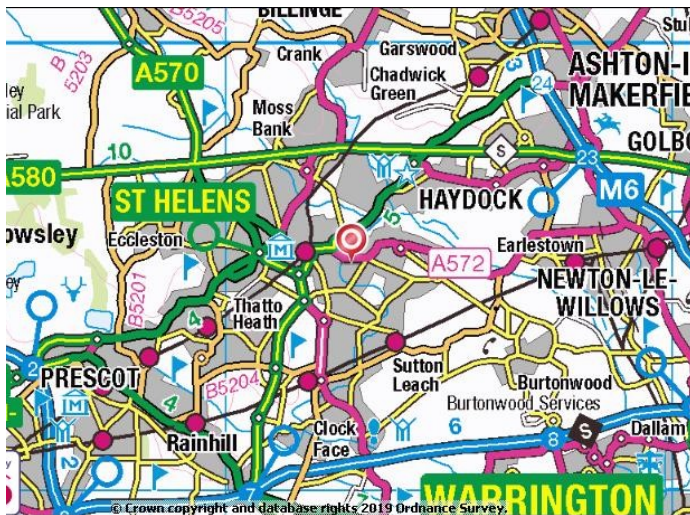


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Location

The subject premises are located in a predominately residential areas on Parr Stocks Road, approximately 1 mile from St Helens town centre and is within close walking distance of all local amenities. The property offers good connectivity to the M6 and M62 motorway networks.

Description

The subject property comprises a pavement fronted, two storey, end terrace of traditional construction of brick and block elevations under a pitched slate roof. Internally the property benefits an open plan showroom area with painted plastered walls and carpet floor coverings. The large retail frontage adds ample natural light. In addition there is storage/office accommodation to the first floor with WC facilities.

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 Showroom	86.50	931
First Floor	95.40	1,027
Total	181.90	1,958

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
Showroom & Premises	£10,000	£4,910 p.a.

Tenure

The premises are to let on a full repairing and insuring lease basis, at a term to be agreed. Alternatively they are also available to purchase on a freehold basis.

Price

£120,000

Rental

£10,800 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 holds an Energy Performance Certificate with a rating of E-123. A copy of the certificate can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

June 2019 Ref: AG0457

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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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