

FOR SALE



INDUSTRIAL WAREHOUSE PREMISES

1,206 sq m (12,976 sq ft)

Units 1 & 3
Duncan Close
St Helens
WA10 3TF

- 4.5m eaves with 7.3m to apex
- 4 level access loading doors
- Adjacent to major motorway networks

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is situated on Duncan Close in close proximity to Borough Road (A58) in St Helens, Merseyside. St Helens Town Centre including all shops and transport links is approx. 1 mile north east. Junction 2 of the M57 motorway is approx. 5 miles to the west. Junction 7 of the M62 motorway is approx. 5 miles to the south. St Helens is situated approx. 15 miles east of Liverpool and 25 miles west of Manchester.

GENERAL DESCRIPTION

The property comprises a warehouse premises of steel portal frame construction with brick elevations beneath a pitched asbestos sheet roof. The unit has an eaves height of 4.5m with 7.3m to the apex.

At the rear of the unit there is a single storey extension of brick construction beneath a flat felted roof. The unit benefits from 4 roller shutter loading doors.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property measurement 1st Edition, the areas are as follows:

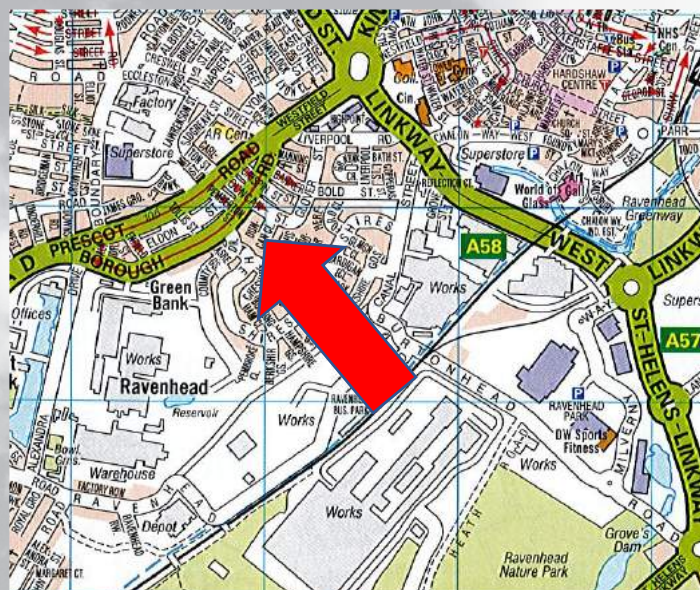
Main Warehouse	929.71m ² (10,007 sq ft)
Rear Flat Roof	
Warehouse	275.82m ² (2,969 sq ft)
Total	1,205.53m ² (12,976 sq ft)

PURCHASE PRICE

Offers in the region of £250,000.

TENURE

Freehold.



BUSINESS RATES

The property has a Rateable Value of £27,000.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWINGS

By appointment with the sole agents W T Gunson, for the attention of:-

Neale Sayle -

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Or

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