

Mill Brow, Eccleston, St Helens
WA10 4QG

for sale

Former office premises
318.44 SQM (3,427 SQFT)



£365,000

- Occupies a prominent position in popular residential suburb of St Helens
- Suitable for a number of uses, subject to planning permission
- Benefits large car parking area

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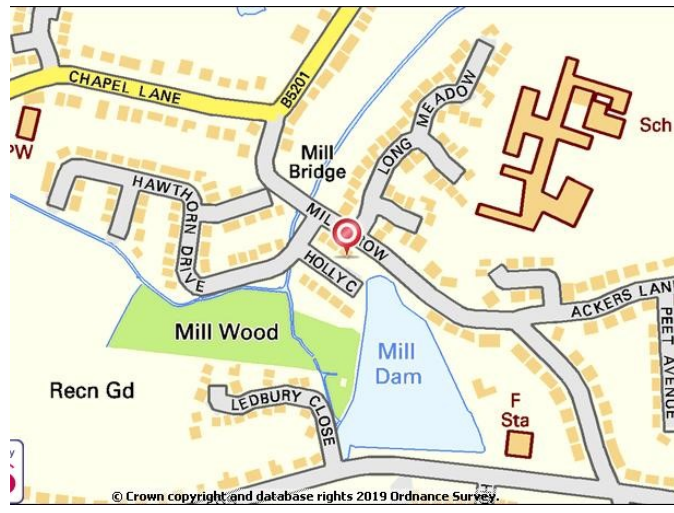
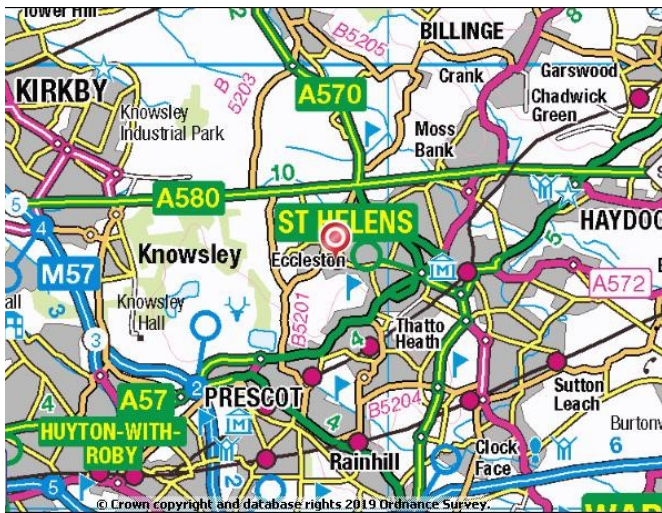
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Location

The property is situated in the popular residential suburb of St Helens known as Eccleston. The immediate surrounding vicinity is predominately residential in nature however a number of other commercial uses exist within walking distance of the subject including a new shopping parade providing amenities to the local residents including convenience store, bakers and chemist. The property, whilst benefiting from being in a residential suburb it also benefits from relatively good infrastructure links to St Helens town centre and the wider region by the A580 East Lancashire Road which is within a short drive.

Description

The property comprises a detached, two storey, commercial building set back from the pavement to Mill Brow and benefiting a large curtilage which presently provides for secured car parking. The site is relatively rectangular in shape and the enclosed land, to the rear, can be accessed from points either side of the building directly off Mill Brow. Furthermore, being set back from the pavement there is additional car parking to the front which could be utilised for other purposes subject to planning. The building is considered suitable for a variety of uses, subject to gaining necessary consents and whilst it has previously utilised for offices its construction and site area mean it could be suitable for other commercial uses to include day nursery, veterinary surgery, restaurant/leisure use, or retail showroom.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. The property is served by a new gas fired central heating boiler.

Accommodation

As measured in accordance with RICS Guidance

	SQ M	SQ FT
Ground Floor	132.22	1,423
First Floor	116.22	1,251
Attic	70.00	753

The accommodation is considered relatively flexible as many walls are of stud partition in nature and therefore adaptable

Rating

The property has the following entries in the 2017 Rating Assessments List.

	Rateable Value (2017)	Estimated Rates Payable
Office &	£14,000	£6,958 p.a.

Planning

Currently has planning for use as offices with car parking but is considered suitable for a variety of uses subject to gaining of necessary consents. All enquiries regarding planning should be directed to St Helens Council.

Price

£365,000.

Tenure

The premises are available to purchase on a freehold basis. A deposit may be requested.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand VAT will be applicable on this transaction

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 direct to the Vendors solicitors prior to the release of any legal documentation

EPC

The property has an Energy Performance Certificate rating D-79. 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

March 2019 Ref: AG0437