



For Sale

Prominently Positioned Fully
Vacant Town Centre Retail
Unit with Offices and Stores
Above.

Guide Price: £100,000

Ground Floor Retail
43.94 Sq M (473 Sq Ft)

First Floor Offices
20.51 Sq M (221 Sq Ft)

Second Floor Stores
31.57 Sq M (340 sq Ft)

**60 Bridge Street
St Helens
Merseyside
WA10 1NW**

Description

A three storey retail unit situated on a prominent corner plot fronting both Bridge Street and Water Street. Internally the property comprises a retail sales area to the ground floor with offices and stores located to the first and second floors.

The premises benefit from A2 use consent, and may be suitable form A1 or A3 use, subject to planning.

EPC

A full copy of the EPC is available upon request.

Location

The property occupies a prominent position being located on the corner of Water Street and Bridge Street within the heart of St Helens town centre.

Within the immediate vicinity of the property there are a number of national occupiers including Nando's, Papa Johns, Cineworld, McDonalds, and The Post Office, together with a number of independent local retailers.

The property also benefits from excellent communication links being located within 517 metres of St Helens Train Station.

Tenure

The property is held Long Leasehold under Title Number MS109092 for a term of 300 years from 13 June 1823 (105 years remaining) at an annual rental of £4.3s.0d.

Accommodation

Description	Sq M	Sq Ft
Ground Floor - Retail	43.94	473
First Floor – Offices	20.51	221
Second Floor - Stores	31.57	340
Total	96.02	1,034

Rateable Value

The premises are assessed with a 2017 list RV of £5,400.

Price

Offers are invited in the region of £100,000 for the Long Leasehold interest.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Viewing and Further Information

Viewing is strictly by appointment only with the sole agent:-

Contact: Adam Marshall

Tel: 0161 259 7027

Email: adam.marshall@sw.co.uk

Sanderson Weatherall LLP

The Chancery, 58 Spring Gardens, Manchester, M2 1EW

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