

to let

Retail Premises

168.9 m² (1,818 ft²)



99-101 Higher Parr Street
Fingerpost
St Helens
WA9 1AG

- Two Storey Retail Property
- Former Betting Shop
- Plentiful On-Street Parking
- Re-decorated Ground Floor
- Disabled WC Facility Included

MORGANWILLIAMS.com

01925 414909

Location

St Helens is a thriving Market Town, positioned 12 miles east of Liverpool and 22 miles west of Manchester, both these cities are conveniently accessible via the close by A580 East Lancashire Road.

Higher Parr Street is a busy local shopping area on the outskirts of St Helens.

The Town Centre is immediately to the north west with access to the motorway network via the A570 linkway nearby to Junction 7 of the M62 with the M57 a further junction away.

Description

We are pleased to offer for rent a two storey double fronted former Betting Shop, that would suit a variety of retail based trades.

The property prominently fronts the road in this busy local shopping suburb.

Internally the ground floor is predominantly open plan with WC and staff facilities to the rear. The first floor is accessed via an internal stair and provides storage.

On-street parking is available and public car parks are nearby.

The ground floor has been freshly re-decorated, however, a new floor covering will be required and is otherwise ready to move in.

Accommodation

Net Internal Area

| | | |
|--------------|----------------------------|-----------------------------|
| Ground | 113.6 m ² | 1,223 ft ² |
| First | 55.3 m ² | 595 ft ² |
| Total | 168.9 m² | 1,818 ft² |

Services

Mains electricity, water and drainage are connected.

Air-conditioning is also installed.

Rates

Rateable Value: £11,500.

Small Business Rates Payable 2022/23: Zero.

Non-Small Business Rates Payable 2022/23: £5,738.50.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a 3 or 5 year term, incorporating periodic upward only rent reviews at 3 yearly intervals.

Rental

£18,000 per annum exclusive.

VAT

We understand the property is not VAT registered, although for the avoidance of doubt the above rentals are quoted exclusive of VAT, should it be applicable.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC - Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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