

To Let

Retail Unit with Large Upper Floor Storage Area

336.9 m² (3,626 ft²)



16 Westfield Street
St Helens
WA10 1QF

- Town Centre Position
- Close to St Helens College
- Large First Floor Storage Area

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent town centre location, close to St Helen's College main campus, new residential regeneration and other local amenities. St Helens is home to circa 180,000 residents and is infamous for its manufacture of Glass. It is currently undergoing a massive Town Investment <https://www.sthelens.gov.uk/media/3326/Town-Investment-Plan/pdf/dp57-st-helens-town-investmentplan-02-final-1.pdf?m=637837251705430000>

The property is located on Westfield Street adjacent to Admiral Casino, Cancer Research UK, HSBC, Cash Converter and close to Sports Direct, Lidl and Asda with ample car parking nearby. Church Square Shopping Centre is within a short walk.

Description

The property is in a terrace with the area to be demised arranged on ground, first, and second floors which extend across the neighbouring property accessed by a staircase in the middle of the sales area.

The ground floor retail is mainly open plan has roller shutters for additional security.

Accommodation

Net Internal Area

Ground	102.5 m ²	1,103 ft ²
Upper Accommodation	234.4 m ²	2,523 ft ²
Total	336.9 m²	3,626 ft²

Services

We understand that mains electricity, water and drainage are connected.

Rates

Rateable Value: £10,000.

Non Small Business Rates Payable 2023/24: £4,990.

Small Business Payable: Zero.

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

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum term of 3 years.

Rental

£15,000 per annum plus VAT.

VAT

We are advised that the property is registered for VAT.

Contact

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

Ian Scott

iscott@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

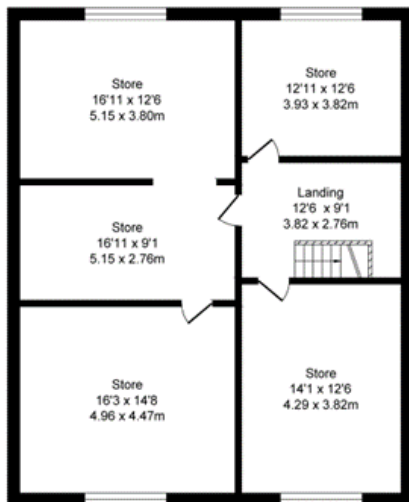
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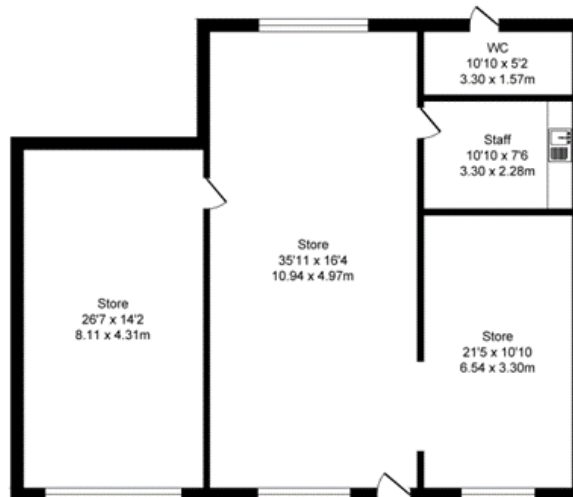
1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

Westfield street, St Helens
Total Approx. Floor Area 3626 Sq.ft. (336.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Approx. Floor Area 1112 Sq.Ft (103.3 Sq.M.)



Approx. Floor Area 1411 Sq.Ft (131.1 Sq.M.)



Approx. Floor Area 1103 Sq.Ft (102.5 Sq.M.)

E&OE

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