



**24-28 Claughton Street, St. Helens, WA10 1RZ**

**RENTAL PRICE FURTHER REDUCED**  
Stunning Retail Premises

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	2,829.18 sq ft / 262.84 sq m
<b>Rent</b>	£20,000 - £22,000 per annum
<b>Rates Payable</b>	£8,463 per annum
<b>Rateable Value</b>	£15,500
<b>EPC Rating</b>	D (97)

**Key Points**

- High Quality Interior Finish
- Previously High End Fashion
- Ideal for Upmarket Salon
- Prominent Corner Position
- Fringe of Town Centre
- Immediately Available

## Location

The property is situated on the fringe of St Helens town centre fronting Claughton Street, close to its junction with Barrow Street and Cotham Street.

The pedestrianised section of the town Centre is situated opposite and along Barrow Street, which meets Ormskirk Street and Church Street, which is the main retail core.

The real advantage of this location is that it combines the town centre with the ability for vehicular access right to the front door.

## Description

We are delighted to offer for rent this prominent corner two storey retail property, that would be ideal for retail or salon based uses.

Internally the accommodation is finished to a first class standard and comprises open plan retail to both the ground and first floors.

There are also ancillary areas and the Landlord will install a brand new wc and kitchenette facility to suit the ingoing tenant's requirements.

The property is available immediately by way of a new Lease direct from the Landlord.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,463.35	135.95
1st	1,365.83	126.89
<b>Total</b>	<b>2,829.18</b>	<b>262.84</b>

## Lease Terms

Available by way of an new tenants full repairing and insuring lease for a 3 or 5 year term.

## Rental

REDUCED PRICE

£20,000 - £22,000 per annum plus VAT.

## Services

Mains electricity, water and drainage are connected.

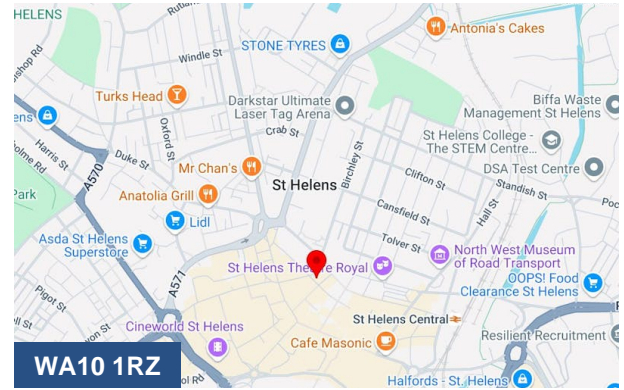
Air-conditioning is also installed.

## VAT

We are advised that VAT is currently applicable to the property.

## Legal Costs

Each party are to be responsible for their own legal costs.



## Viewing & Further Information



**Rob Bates**

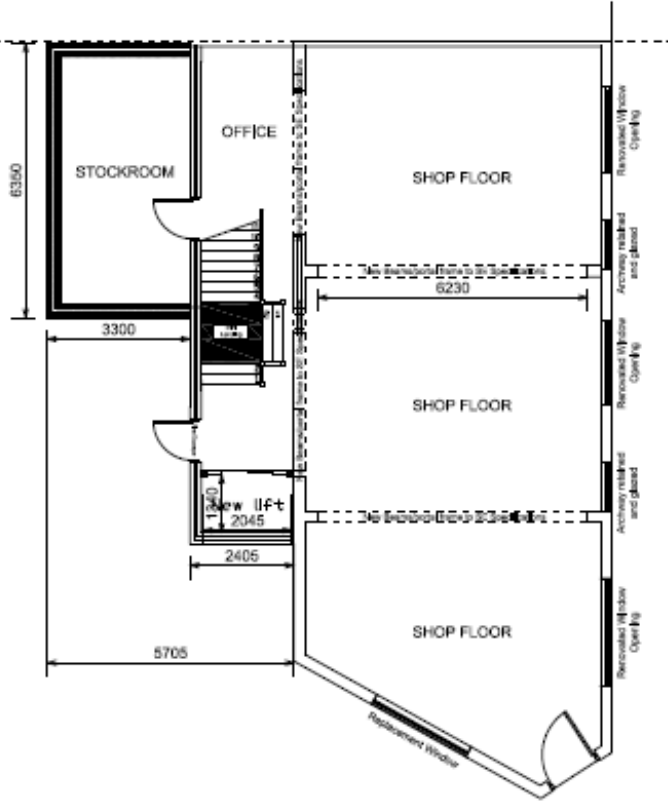
01925 414909

rbates@morganwilliams.com

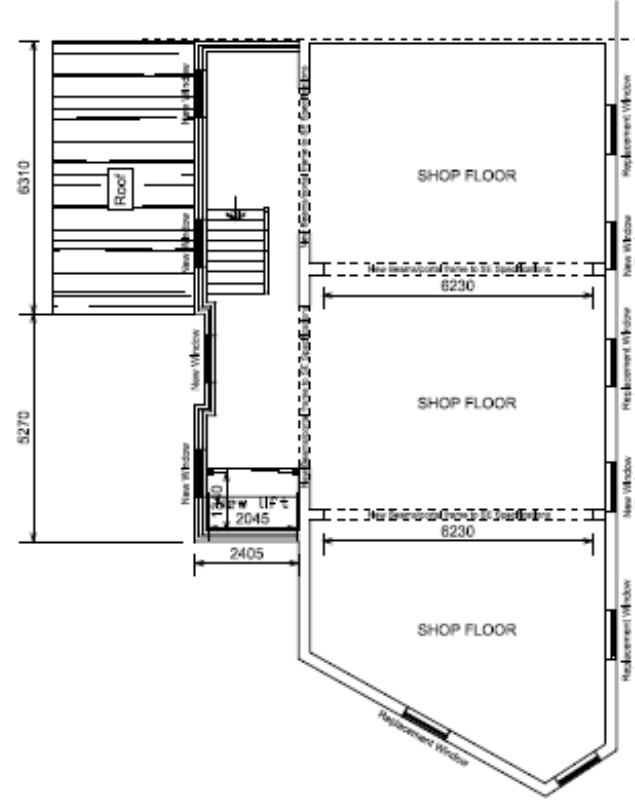
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GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

Rev	Description	Date
Project: <b>CHANGE OF USE EXTENSIONS AND ALTERATIONS TO 24-28 CLAUGHTON STREET, ST HELENS, WA10 1RZ</b>		
Client: <b>MR CHRIS O'DEA</b>		
Contract No.	Proj. No.	Revision
	4	B
Drawing Title	<b>FLOOR PLANS - PROPOSED</b>	
Designer: <b>MIKE CARR - MRSc MRTPI</b> <b>Town Planning Consultant</b>		
11 WOODSIDE AVE ECCLESTON ST. HELENS WA10 1RN	Telephone: 01524 534461	Email: mcarr@mcarrplanning.co.uk