



## 16 Westfield Street, St. Helens, WA10 1QF

Retail Unit with Large Upper Floor Storage Area

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 3,626 sq ft / 336.87 sq m |
| <b>Rent</b>           | £15,000 per annum         |
| <b>Business Rates</b> | Upon Enquiry              |
| <b>EPC Rating</b>     | Upon enquiry              |

### Key Points

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

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 3,626 sq ft                                     |
| <b>Rent</b>           | £15,000 per annum                               |
| <b>Business Rates</b> | Upon Enquiry                                    |
| <b>VAT</b>            | Applicable. VAT applicable on this transaction. |
| <b>EPC Rating</b>     | Upon enquiry                                    |

## 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.

## 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.

## Services

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

## Local Authority

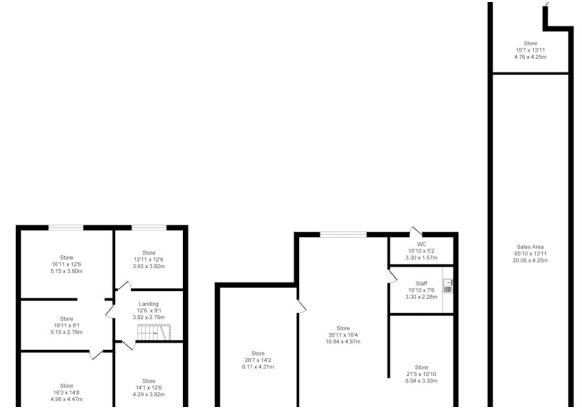
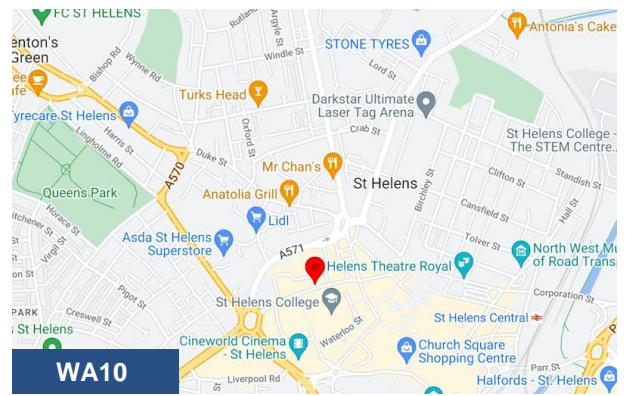
St. Helens

## 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.



## Viewing & Further Information



**Ian Scott**

01925 414909

[iscott@morganwilliams.com](mailto:iscott@morganwilliams.com)

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