

3b Barrow Street,  
St Helens, WA10 1RX

First Floor retail/office premises  
64.56 SQM (695 SQFT)

to let



- Self-contained first floor retail/office space with ancillary facilities
- Town centre position close to all local amenities
- Open plan space with potential for tenant to sub-divide
- Suitable for a variety of uses subject to necessary planning consents

£6,000 per annum

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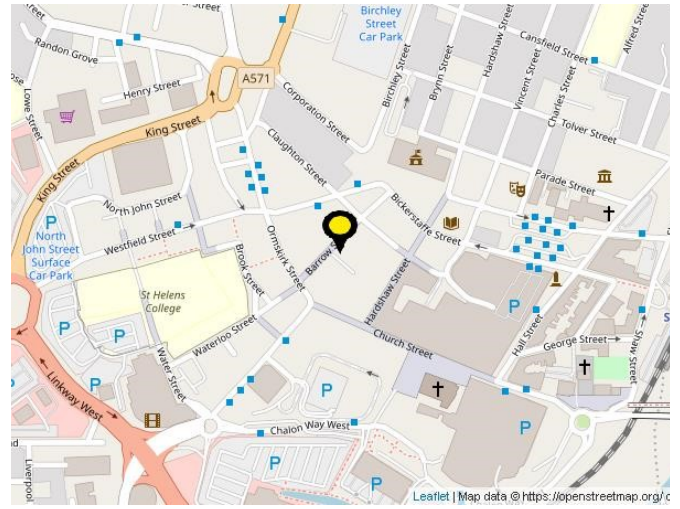
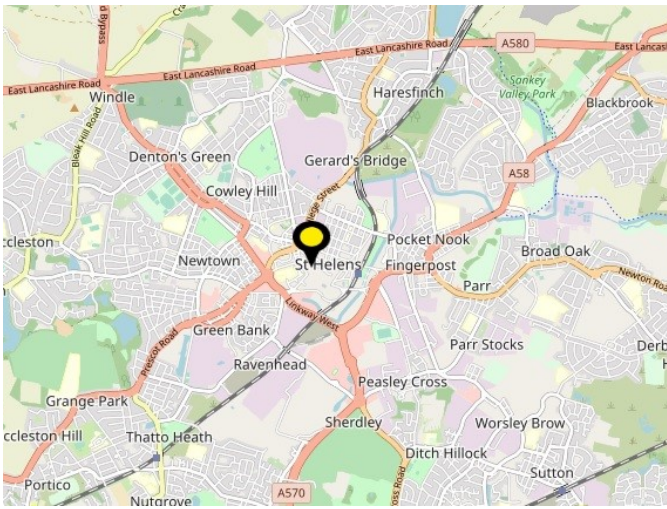
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## Location

The premises are situated with direct frontage to the pedestrianised section of Barrow Street close to its junction with Ormskirk Street & Church Street in St Helens town centre. The property is well positioned just off the prime retail pitch of Ormskirk Street with national occupiers including Natwest, Lloyds Bank and Café Nero together with a mixture of estate agents, niche food, none food retailers and leisure operators.

## Description

The self-contained 1st floor suite is accessed via a video intercom entry system and ground floor communal entrance off Barrow Street. The suite consists of a predominately open plan space along with separate kitchen and WC facility each accessed off a small corridor from the 1st floor suite entrance. The suite is of a traditional fit out with carpeted floor coverings, painted plastered walls, fluorescent strip lighting, wall mounted double sockets to perimeter, gas fired central heating via a combi boiler with wall mounted double panel radiators, aluminium framed double glazing and BT phone line.

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
Retail/Office	56.70	610
Kitchen	7.85	85

## Rating

The property has the following entries in the 2017 Rating Assessments List. Occupiers may benefit from small business rates relief subject to their individual circumstances

	Rateable Value	Estimated Rates Payable
Offices & Premises	£5,100	£2,611 p.a.

## Rent

£6,000 per annum exclusive

## Service Charge

The property benefits from some communal services to include fire protection, emergency lighting, servicing of roller shutter door etc. and the present annual service charge budget amounts to circa £500 per occupier. The tenant will be responsible for payment of this charge which is reviewed on an annual basis. Furthermore tenants are responsible for a 1/3 share of the property insurance premium.

## Terms

The premises are available to let on a new internal repairing lease on a terms to be agreed. References will be required and a rental deposit may be required.

## VAT

All figures are quoted exclusive of Value Added Taxation and we understand no VAT is to be charged..

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction. A solicitors undertaking/abortive cost deposit will be required

## EPC

The property has an Energy Performance Certificate, and has a rating of D-80. The Certificate and Recommendation Report can be made available on request.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Ref: AG0572  
Feb 2021