

9 Penny Lane, Haydock  
WA11 0QR

for sale

Ground floor retail unit 55.09 SQM (593 SQFT)  
Single garage/storage facility 27.5 SQM (296 SQFT)



£70,000

- Provides open plan retail accommodation
- Additional rear storage facility
- Vehicular access to the rear of the property
- Suitable for a variety of uses subject to planning
- Close to Haydock town centre

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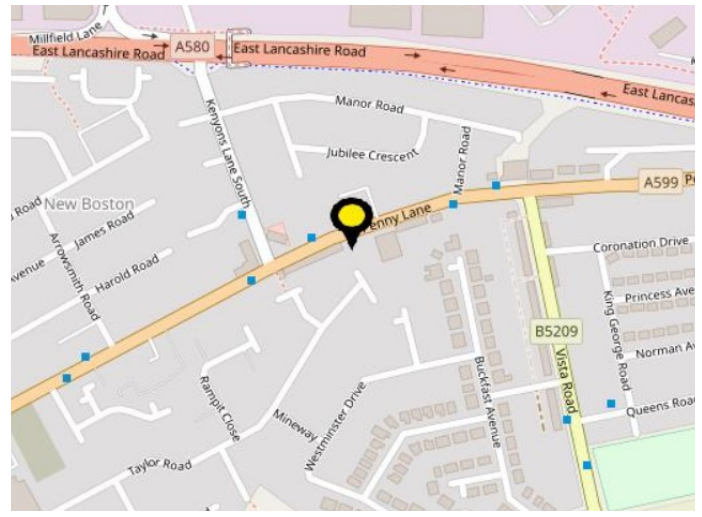
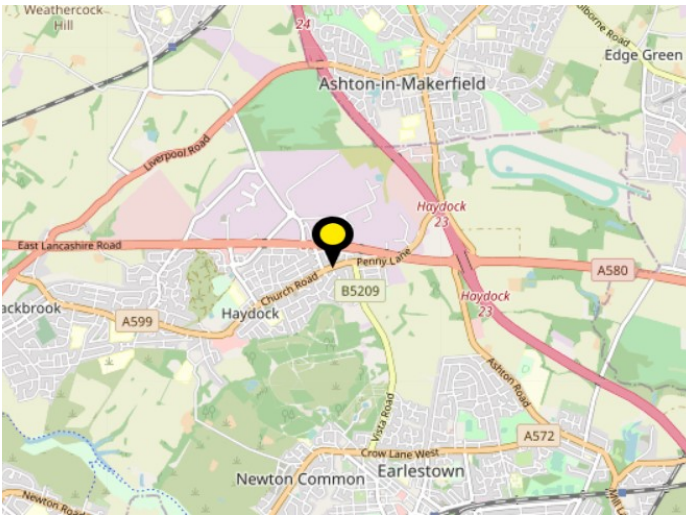


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## Location

The subject premises is located on Penny Lane, Haydock in a densely populated residential area. Nearby operators include takeaways, convenience store, hairdressing and beauty salons. The A570 East Lancashire Road is also within a short driving distance which provides access to the M6 motorway.

## Description

The property comprises a mid terrace premises comprising a ground floor retail unit which benefits open plan accommodation. At the rear is single car garage/ storage facility, constructed of brick and rendered elevations with steel roller shutter door accessed via Taylor Street and which is currently let on an informal tenancy at £140 pcm. . Alongside the storage facility is the benefit of two off road car parking spaces.

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQ FT
Retail Unit	55.09	593
Garage Premises	27.50	296

## Tenure

We are aware premises are available to purchase on a freehold basis. Your legal advisor should verify .

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Planning

The ground floor shop premises has previously been used as a beauty salon and similar uses are deemed suitable. Any prospective purchasers should make their own enquiries direct with the local planning department at St Helens Council in respect of current and alternative planning permissions.

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£4,350	£2,192.40 p.a.

## Price

£70,000

## Tenancies

The garage premises is currently subject to an informal tenancy at a monthly rent of £140 PCM. We are aware there is a verbal agreement which can be terminated with a months notice period.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable on this transaction at the prevailing rate. Your legal adviser should verify.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

## EPC

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

Jan 2021 Ref: AG0563

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.