

THE ENTERPRISE CENTRE

SALISBURY STREET, ST HELENS, WA10 1FY



For Sale
Modern Office Building
Income Producing



Sanderson
Weatherall

Summary

- **Modern Office** Building built c.2009
- **Ground Floor:** Fully occupied business centre
- **First Floor:** Conference /meeting / training rooms and café facilities
- **Second Floor:** Offices (formerly owner-occupied)
- Full access raised floors, suspended ceilings and LED lighting with air conditioning system
- Total Floor Area of **28,620 Sq Ft**
- Parking for **94 vehicles**
- St Helens Central train station within 500m
- Total 'all-inclusive' rental income of **£235,131** pa from the business centre
- 48 parking spaces let at **£21,168** pa
- Scope to increase income through active management and letting of vacant accommodation
- **Freehold**
- Guide Price: **£2,750,000 (STC)**





Description

The property comprises a detached purpose-built office building arranged over three floors built in 2009.

At ground floor level the property has been fit-out and subdivided to form approx. 31 small offices which can accommodate between 2 and 6 people. This space is currently fully let as a serviced office/incubator unit for small businesses.

The first floor provides a variety of conference, training and meeting rooms, as well as an open plan networking area with kitchen/café facilities.

Specification

The building provides the following specification:

- Total Floor Area of 28,620 Sq Ft
- Fully Accessible Raised Floors
- Carpeted Flooring
- Suspended Ceiling
- LED Lighting
- Air Conditioning System
- WCs, Kitchen and Comms Room to Each Floor
- 9 Person Passenger Lift



Location

The subject property is located on Salisbury Street off Chalon Way in St Helens Town Centre and benefits from excellent transport public transport connections being situated less than 500m from St Helens Central train station. The St Helens Linkway is situated within close proximity which provides access to J7 of the M62 motorway and A580 East Lancs Road.

Accommodation

Floor	NIA (SQ M)	NIA (Sq Ft)	GIA (Sq M)	GIA (Sq Ft)
Ground	763	8,212	897	9,655
First	772	8,309	866	9,321
Second	801	8,630	896	9,644
Total	2,336	25,152	2,659	28,620

Tenure

The Property is held Freehold under Land Registry Title Number MS561287.

Tenancies

The ground floor of the property is run as a business centre which is fully-let, with the majority of the Tenants in occupation on a Licence with a 1-month break-clause either way.

The Tenants pay an 'all-inclusive' rent which amounts to £235,131 pa, including rent, utilities, rates and insurance.

48 parking spaces are currently let at a combined annual rent of £21,168 pa.

A full tenancy schedule along with an example licence agreement can be provided upon request.



Site Area of
0.52 Hectares
(1.3 Acres)



Views over Vera Page Park and Canal Bank West





EPC

A full copy of the EPC is available upon request.

Business Rates

Rateable Value: £292,500 (2023 Rating List)

Data Room

Please contact the office for access to the dataroom.

Guide Price

£2,750,000

Subject to Contract and Exclusive of VAT.

VAT

We consider the sale will be structured as a TOGC.

However, in the event VAT is applicable, it will be payable in addition to the purchase price at the prevailing rate.

Legal

Each party is to bear their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson
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