

TO LET

**PART OF SINGLE STOREY DETACHED
BUILDING**

73.00 SQ M (785 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**1 QUEENSLAND PLACE
THATTO HEATH
ST HELENS
WA9 5SH**

£9,000
Per annum

- Part of a single storey detached building
- Secure rear car park (10 vehicles)
- Suitable for a variety of uses
- Welcoming reception foyer
- Shared kitchen and WC facilities
- Other occupier of the building is local Police Force
- £9,000 per annum



LOCATION

The property is located in a predominately residential area of Thatto Heath, St Helens, approximately 3 miles to the South of St Helens Town Centre.

St Helens linkway can be accessed within 1 mile of the subject property, which in turn provides access to the M62 at Junction 7, 2.5 miles to the South.

The property occupies a prominent position fronting Queensland Place at its junction with Queensland Avenue and Perth Avenue.

DESCRIPTION

The available accommodation comprises part of the ground floor, with the remainder of the building occupied by the Local Police.

The space available comprises a reception area within the entrance foyer, with office at the rear and a separate larger room. The main entrance is shared with the Police, but they also have an additional rear access that is their primary entrance, kitchen and WC facilities are shared.

There is a car park at the rear for 10 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Office	8.80	94
Reception	8.20	88
Main Room	56.00	603
TOTAL	73.00	785

LEASE TERMS & RENTAL

Available by way of a new Internal Repairing & Insuring Lease for a term of years to be agreed. The rental is £9,000 per annum.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £19,250 from 1st April 2023.

A separate ratings assessment will be required once a tenant is found.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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