

# TO LET

## OFFICE

### 355.80 SQ M (3,828 SQ FT)

Lamb & Swift  
Commercial Property

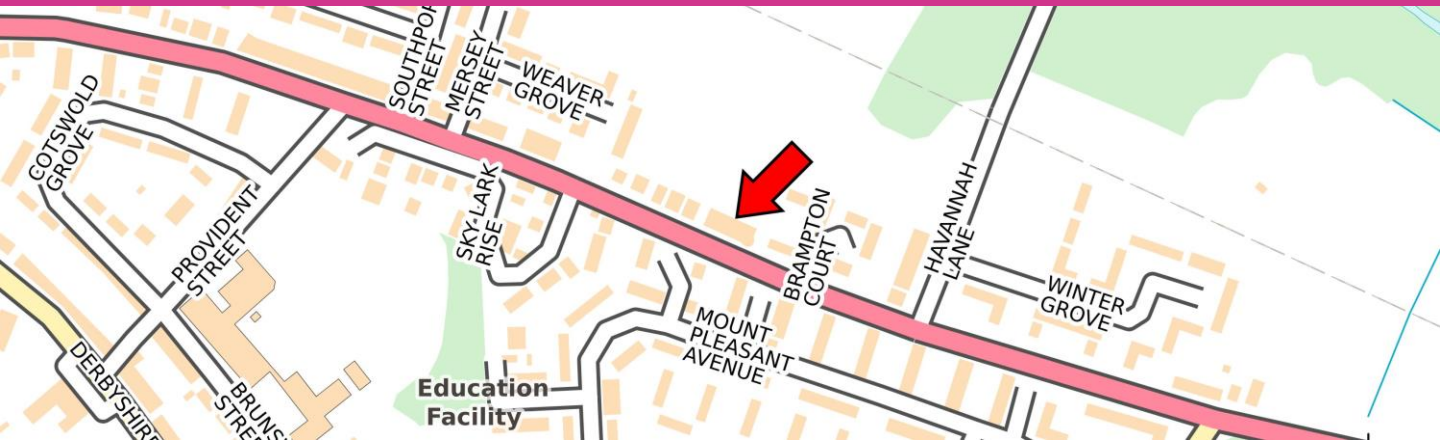
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**193 NEWTON ROAD  
ST HELENS  
WA9 2JR**

**£30,000**  
Per annum

- **Secure car park to the rear**
- **Prominent office building available immediately**
- **Suitable for alternative uses (subject to planning)**



### LOCATION

The property is located in Ashtons Green, approximately 2.5 miles to the east of St Helens Town Centre.

Ashtons Green is a predominantly residential area, with some commercial properties along the A572 Newton Road.

The neighbouring properties are all residential, with fields located to the rear of the premises.

### DESCRIPTION

The property comprises a single storey, detached office building that would be suitable for a variety of businesses (subject to planning).

Internally the property has a well presented reception area, open plan office, 5 private offices or meeting rooms, a kitchen and WC facilities.

Externally there is a secure, gated car park to the rear with parking for up to 20 vehicles. There is a bin store with timber fence to the rear corner of the site.

A floor plan is available upon request.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Office	355.80	3,828

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £30,000 per annum exclusive.

### 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 £34,750 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

Energy Rating: C (56).

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.

Telephone: 01204 522275

Contact: Joshua Morgan

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