



HIGH STREET, NEWTON-LE-WILLOWS, WA12 9SN



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Historic High Street Premises | Prime Commercial Location | Three offices | No Onward Chain | Courtyard and Storage Facility

A great opportunity to secure your business' spot on our sought-after High Street, This charming period property is packed with character and potential and comes with no onward chain.

Currently used as offices but previously a tea room and a bank, it could readily be utilised for a range of uses.

The premises comprises of an entrance vestibule, open-plan ground floor office, kitchen/diner and w.c to the ground floor, a second office and bathroom facilities to the first floor and a further office on the second floor, with easily accessible storage in the eaves.

Externally, there is a low-maintenance and private rear courtyard, with an outbuilding ideal for use as an additional storage facility.

There is plenty of parking available nearby for staff and visitors, including St Peter's Church car park and on the High Street itself.

This is a distinctive and rare opportunity not to be missed.

Please call us to arrange your viewing on 01925 222555, or email sales@fraser-reeves.co.uk

*Please note that this property is within a conservation area. Full details of this can be found here:

www.sthelens.gov.uk/media/3074/high-street-newton-le-willows-article-4-direction/pdf/high-street-newton-le-willows-article-4-direction.pdf?m=1647519988383







General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick, Tile and Render

Heating type: Gas Central Heating

Broadband: Standard 17 Mbps download 1 Mbps upload
Superfast 80 Mbps download 20 Mbps upload, Ultrafast download 1800 Mbps 220 Mbps upload

Mobile Signal/Coverage: Three 83% EE 77% O2 71% Vodafone 70%

Flood Risk: Very low (surface water, rivers and sea)

Conservation area: Yes

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

