

**99-101 Higher Parr Street, St. Helens, WA9 1AG****Retail Premises****Summary**

Tenure	To Let
Available Size	1,818 sq ft / 168.90 sq m
Rent	£18,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Two Storey Retail Property
- Plentiful On-Street Parking
- Disabled WC Facility Included
- Former Betting Shop
- Re-decorated Ground Floor

Description

We are pleased to offer for rent a two storey double fronted former Betting Shop, that would suit a variety of retail based trades.

The property prominently fronts the road in this busy local shopping suburb.

Internally the ground floor is predominantly open plan with WC and staff facilities to the rear. The first floor is accessed via an internal stair and provides storage.

On-street parking is available and public car parks are nearby.

The ground floor has been freshly re-decorated, however, a new floor covering will be required and is otherwise ready to move in.

Location

St Helens is a thriving Market Town, positioned 12 miles east of Liverpool and 22 miles west of Manchester, both these cities are conveniently accessible via the close by A580 East Lancashire Road.

Higher Parr Street is a busy local shopping area on the outskirts of St Helens.

The Town Centre is immediately to the north west with access to the motorway network via the A570 linkway nearby to Junction 7 of the M62 with the M57 a further junction away.

Services

Mains electricity, water and drainage are connected.

Air-conditioning is also installed.

Local Authority

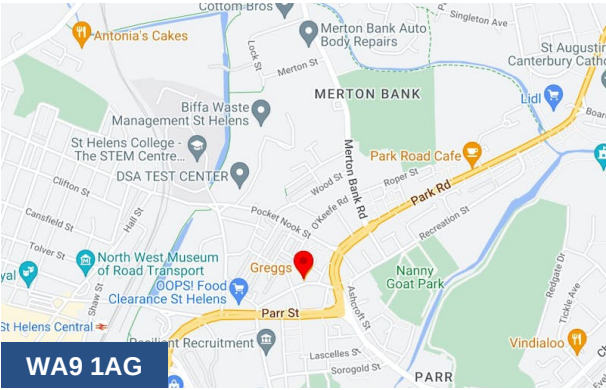
St. Helens

Lease Terms

The property is available by way of a new full repairing and insuring lease for a 3 or 5 year term, incorporating periodic upward only rent reviews at 3 yearly intervals.

Rental

£18,000 per annum exclusive.



Viewing & Further Information



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