



TO LET

Unit 4 New Bold Court, St
Helens, WA9 4TE

- Ground Floor Commercial Premises
- Total Area Approx 56.6 sq.m (609 sq.ft)
- Exterior Customer Car Parking

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Location

The premises are situated on New Bold Court which is situated off Travers Entry approximately three miles south east of St Helens Town Centre. To the rear of the subject property is a modern residential housing estate.

The Property

The premises comprises of a ground floor retail unit situated within a relatively modern commercial parade of four retail shop units. Demised customer car parking can be found to the front exterior. Internally the premises comprises of front retail sales area with rear storage, kitchenette and W.C facilities. The premises benefits from timber laminate floors, spot lighting, half height aluminum framed glazed frontage, kitchen and W.C facilities, mains gas, water and electricity supply and external electric security roller shutter. The premises would be suitable for a variety of uses (excluding hot food takeaways and off licenses) subject to necessary consents.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor

Retail Sales Area: 42 sq.m (452 sq.ft)

Kitchen: 10.1 sq.m (109 sq.ft)

Storage: 4.5 sq.m (48 sq.ft)

Total net internal area: 56.6 sq.m (609 sq.ft)

Tenure

The premises are available to let by way of a full Repairing and Insuring Lease for a term to be agreed.

EPC

The property has an EPC rating of C54. Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £7,900.

Interested parties should make their own enquiry of St Helens Council's Rating Department on 01744 675 264 or www.voa.gov.uk/business-rates.

Rent

£8,000 per annum exclusive of business rates, insurance, VAT and all other outgoings.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Lucy Christian (lucy.christian@skrealestate.co.uk)

