



TO LET

6 Barrow Street, St
Helens, WA10 1RX

- Ground floor commercial premises.
- Suitable for a number of uses, subject to planning.
- Town Centre location.
- Net internal area approx: 92.9 sq. m (1,000 sq. ft)

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Location

The property is situated fronting onto Barrow Street close to the junction with Ormskirk Street in St Helens Town Centre.

Barrow Street is pedestrianised and links Ormskirk Street with Cloughton Street. Nearby occupiers comprise of a mixture of local and national multiples including Caffe Nero, Natwest and Reeds Rains to name but a few. St. Helens Train Station and College are also both within walking distance.

The Property

The premises comprises a ground floor commercial unit within a two storey mid terraced building. Internally the property comprises an open plan main retail sales area with stud partitioning providing three self contained rooms to the rear benefiting from carpeted tiled flooring throughout, suspended ceiling incorporating recessed fluorescent strip lighting, gas central heating, WC and kitchenette facilities. Externally the property comprises a single glazed timber framed frontage.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area: -

92.8 sq.m (1,000 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£14,000 per annum.

Rates

We understand through internet enquiries that the property has a rateable value of £10,750.

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.

EPC

The Energy Performance Asset Rating is Band C. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

