



TO LET

8 Barrow Street, St
Helens, WA10 1RX

- Two storey commercial premises.
- Suitable for a number of uses, subject to planning.
- Town Centre Location
- Net Internal Area Approx: 101.45 sq.m (1,092 sq.ft)

TO LET

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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 Caffè 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 consists of a two storey end terraced building which was most recently occupied as a sandwich shop/delicatessen, and currently fit out for this purposes. Internally the property comprises of sales/food preparation area to the ground floor benefiting from a stainless steel commercial kitchen and extraction, non slip flooring throughout and suspended ceiling incorporating a mix of spot and recessed fluorescent strip lighting, gas central heating and 3 phase electricity supply. The first floor comprises a staff room, ancillary storage and two W.C's. Externally the property comprises a single glazed timber framed frontage with the added security of electric roller shutters.

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: -

Ground Floor

37.35 sq.m (402 sq.ft)

First Floor

64.1 sq.m (690 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

£9,000 per annum

Rates

We understand through internet enquiries that the property has a rateable value of £6,200.

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 D. 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 (tom.pearson@skrealestate.co.uk)

