

TO LET

OFFICE

355.80 SQ M (3,828 SQ FT)

Lamb & Swift
Commercial Property

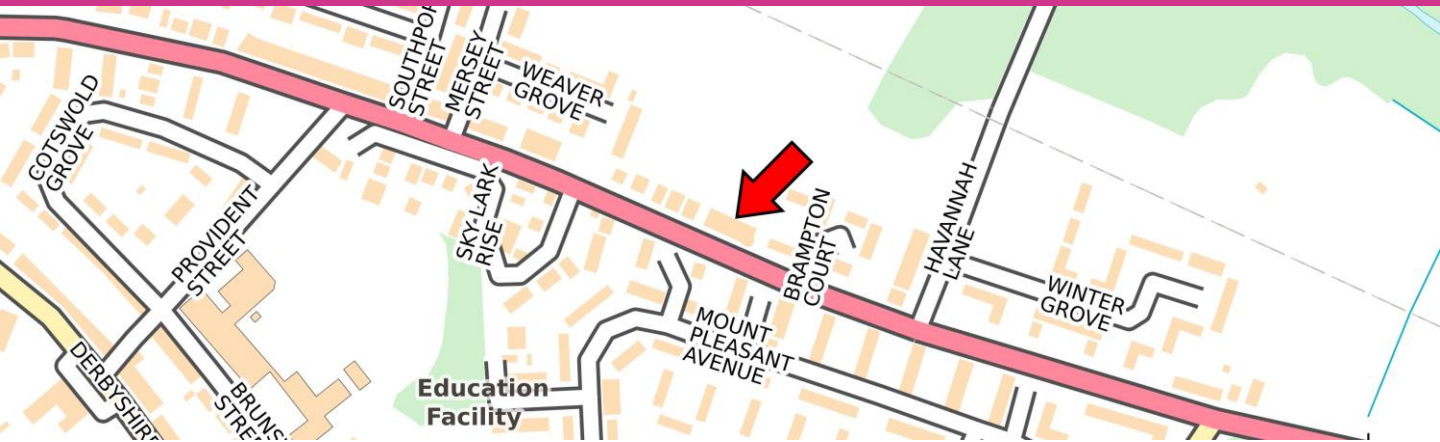
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**193 NEWTON ROAD
ST HELENS
WA9 2JR**

£30,000
Per annum

- **Secure car park to the rear**
- **Prominent office building available immediately**
- **Suitable for alternative uses (subject to planning)**



LOCATION

The property is located in Ashtons Green, approximately 2.5 miles to the east of St Helens Town Centre.

Ashtons Green is a predominantly residential area, with some commercial properties along the A572 Newton Road.

The neighbouring properties are all residential, with fields located to the rear of the premises.

DESCRIPTION

The property comprises a single storey, detached office building that would be suitable for a variety of businesses (subject to planning).

Internally the property has a well presented reception area, open plan office, 5 private offices or meeting rooms, a kitchen and WC facilities.

Externally there is a secure, gated car park to the rear with parking for up to 20 vehicles. There is a bin store with timber fence to the rear corner of the site.

A floor plan is available upon request.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Office	355.80	3,828

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £30,000 per annum exclusive.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £34,750 from 1st April 2023.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: C (56).

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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