

TO LET

DETACHED OFFICE PREMISES

GROUND FLOOR ONLY

288.80 SQ M (3,108 SQ FT)

Lamb & Swift
Commercial Property

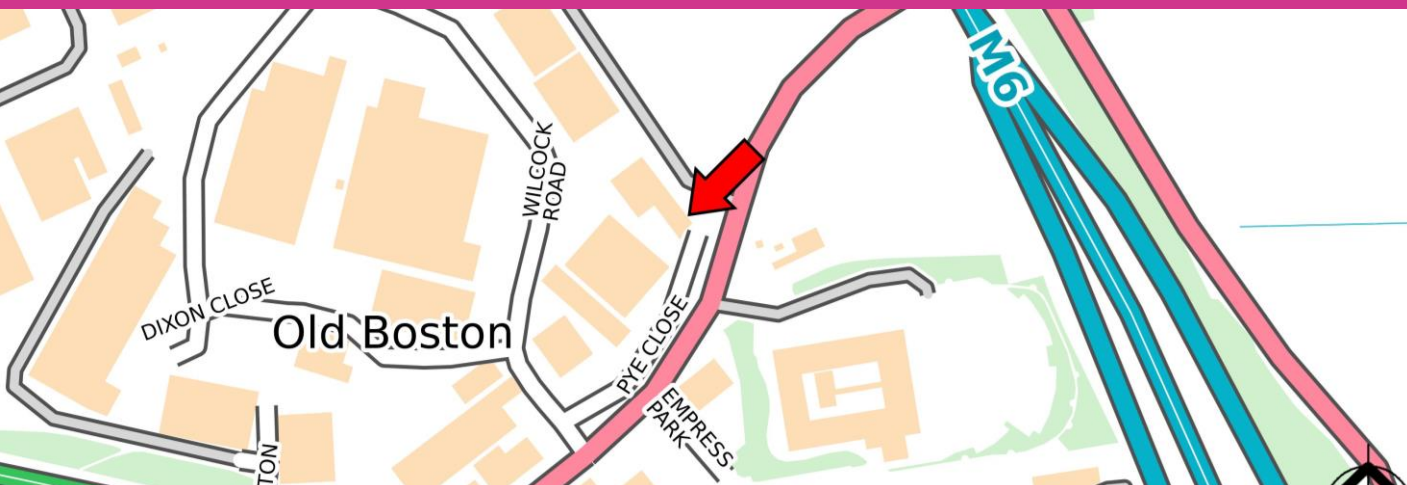
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**FLEET HOUSE
PYE CLOSE
HAYDOCK
ST HELENS
WA11 9SJ**

£25,000
Per annum

- Detached office premises (ground floor only)
- Commercial locality with excellent transport links
- Convenient access to M6 and A580 (East Lancs Road)
- Previously occupied by NHS/North West Driving Assessment Service
- Good mix of cellular and open plan offices
- Tenants due to vacate March 2025
- £25,000 per annum exclusive



LOCATION

The property is strategically located on Pye Close, which is just off Penny Lane within a primarily commercial/industrial locality on the outskirts of Haydock town centre.

The location offers excellent commuter links to the motorways and major thoroughfares, with ample car parking being available within the site and the surrounding streets.

DESCRIPTION

The premises comprise a single storey office facility, with accommodation laid out in a cellular configuration, with suspended ceilings, burglar and fire alarms and carpets throughout.

There is a central hallway / reception / waiting area with offices arranged around. The board room benefits from being air conditioned.

Externally the property also has ample on site parking for 18 + vehicles, a ratio of parking which is unlikely to be found elsewhere in the vicinity.

ACCOMMODATION

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

| DESCRIPTION | SQ M | SQ FT |
|-------------|--------|-------|
| Office | 288.80 | 3,108 |

LEASE TERMS & RENTAL

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

The rental is £25,000 per annum (£8 per sq ft).

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 £25,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and 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.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

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