

# TO LET

**DETACHED SINGLE STOREY  
COMMUNITY CENTRE  
192.90 SQ M (2,076 SQ FT)**

**Lamb & Swift**  
Commercial Property

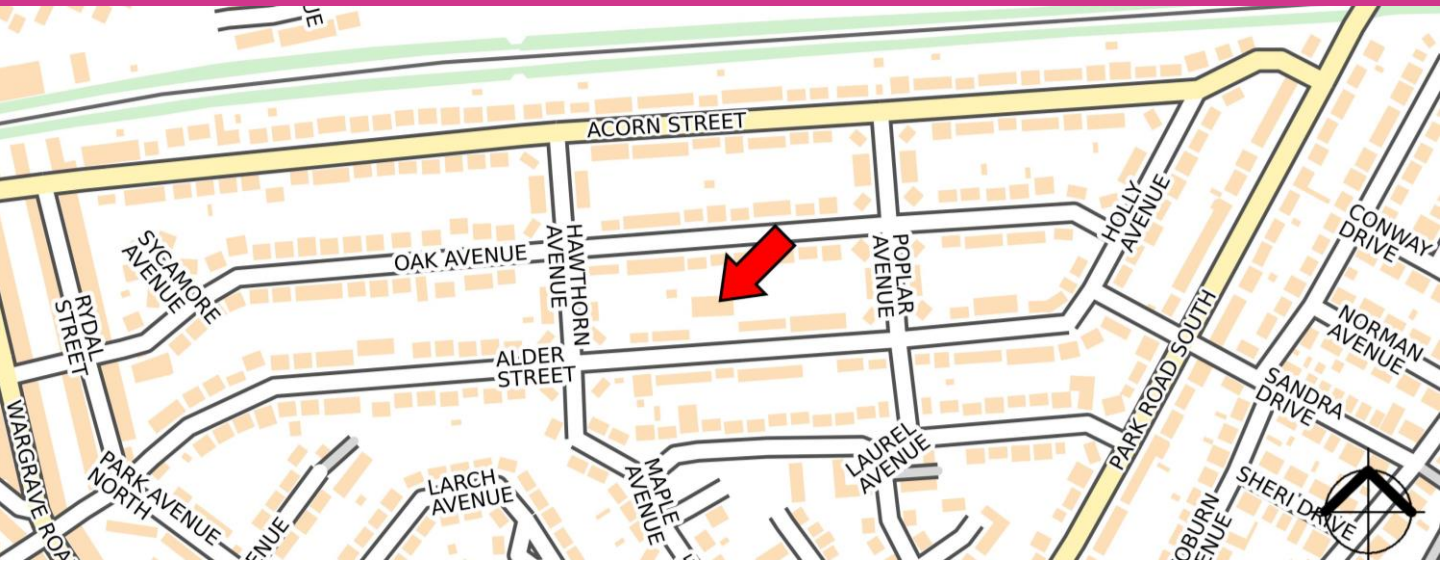
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**143 ALDER STREET  
NEWTON-LE-WILLOWS  
MERSEYSIDE  
WA12 8HR**

**£20,000**  
Per annum

- Detached single storey former community centre
- Suitable for a variety of commercial uses
- External garden area to the side
- Off- Street parking for up to 15 vehicles
- £20,000 per annum
- Located less than a mile from the main high street



### LOCATION

The property is located in Newton-le-Willows, less than a mile from the main High Street located in a predominantly residential area.

Newton-le-Willows is a market town in the metropolitan borough of St Helens. The population at the 2021 census was 24,642.

Newton-Le-Willows (to the east) and Earlestown (to the west) Train Stations are both accessible within 1 mile of the subject property providing access to the Liverpool to Manchester Line.

### DESCRIPTION

The property comprises a single storey former community centre, benefitting from a garden area to the side and a dedicated car park to the front. The building is suitable for a variety of trades, including but not limited to; leisure, children's day nursery, offices and community uses (some uses may be subject to planning).

Internally the building comprises a central entrance foyer, with five rooms off this space, including a large open plan room spanning the length of the right-hand side of the building. Additionally, there is a kitchen, male and female WCs and a store off the central foyer. There is an additional WC located in the north-western corner of the building, accessed via the office / training room.

Externally the car park to the front can fit up to 15 cars and is accessed via double swing action gate from Alder Street.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
TOTAL	192.70	2,076

### LEASE TERMS & RENTAL

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

The rental is £20,000 per annum.

### 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 £3,900 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### EPC

Energy Rating C (66) – Valid until 23<sup>rd</sup> May 2028.

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.

Telephone: 01204 522275

Contact: Josh Morgan

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