

TO LET

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

Lamb & Swift
Commercial Property

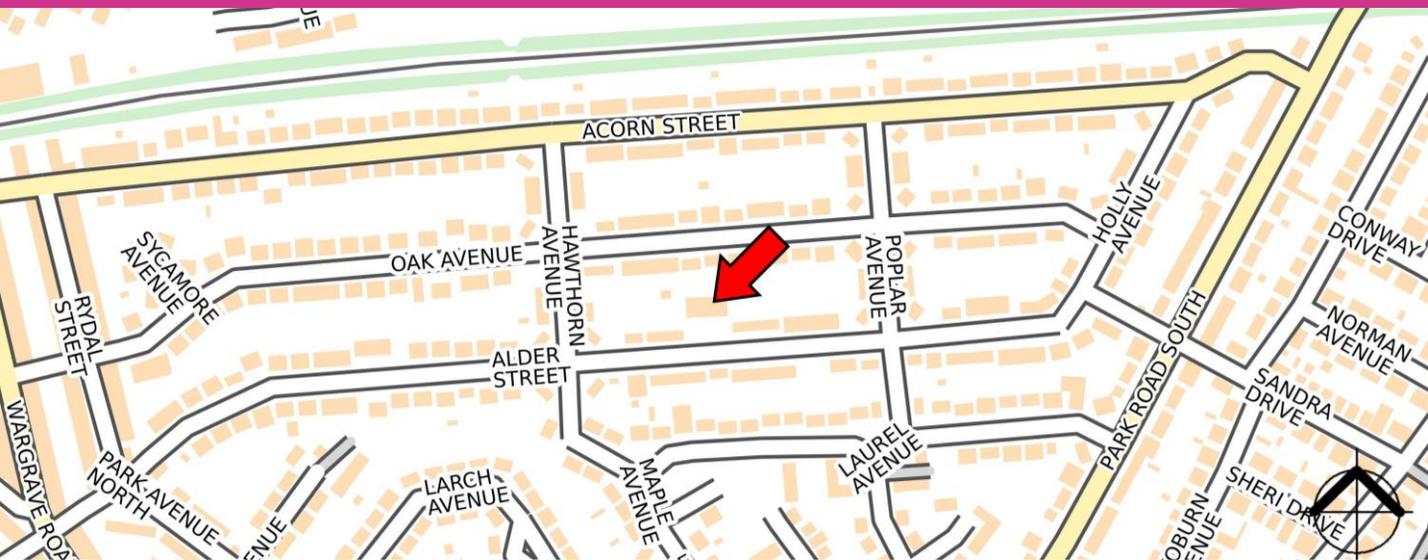
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**143 ALDER STREET
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 8HR**

£20,000
Per annum

- Detached single storey former community centre
- Suitable for uses within Use Class F1 and F2 (further details can be provided upon request)
- 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, with current permission allowing Use Class F1 – Learning & Non-residential institutions, and Class F2 – Local community uses.

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 2025/2025 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating C (66) – Valid until 23rd 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.

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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