

TO LET

NEWLY BUILD RETAIL UNIT

56.57 SQ M (609 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**44 WYTHBURN CRESCENT
ST HELENS
WA11 7HF**

**£9,000
Per annum**

- New build retail unit
- Last remaining unit on development
- Open retail space with kitchen and WC
- Communal parking to the front
- Located in residential area
- Rental £9,000 per annum



LOCATION

The subject retail unit is located within a predominantly residential area of St Helens, approximately 2 miles to the north of the town centre. The unit is set within a development of 5 retail units, with the subject property forming the end of the terrace.

The A580 East Lancashire Road is accessible less than half a mile from the subject property.

DESCRIPTION

This unit forms part of a new – build retail development, and the subject comprises a ground floor, self-contained retail unit, with open retail space to the front, and kitchen and WC to the rear.

The unit benefits from a modern, double glazed retail frontage, with external electrically operated security shutters. The other units on the development are to be occupied by a Convenience Store, Beauty Salon, and Hot Food Takeaway. Uses that clash with other occupiers will not be considered.

There are communal, off-street parking bays across the frontage for up to 10 vehicles, with additional on-street parking in the area.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Retail	52.85	567

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a 7-year term, with Break Options after 3 and 6 years.

The rental is £9,000 per annum exclusive and there is a Service Charge payable in lieu of any communal maintenance an upkeep.

SERVICES

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

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

VAT

We understand that VAT is not applicable.

BUSINESS RATES

The property is not currently listed for Business Rates, but will be once a Tenant takes occupation. Any prospective tenants are advised to make enquiries regarding the Business Rates with the local authority. We anticipate that the property will have a Rateable Value below £12,000 and therefore should qualify for Small Business Rate Relief for qualifying tenants.

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.

From 1st April 2026, the standard multiplier for all Retail, Hospitality and Leisure properties will change to 43.0 pence in the £, or 38.2 pence in the £ for qualifying small businesses.

EPC

The property has an EPC score of B, 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.

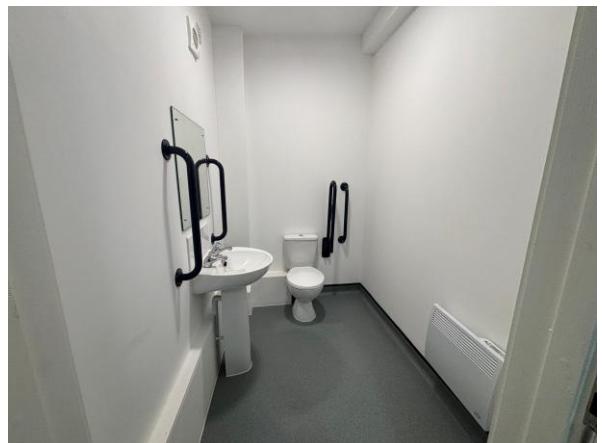
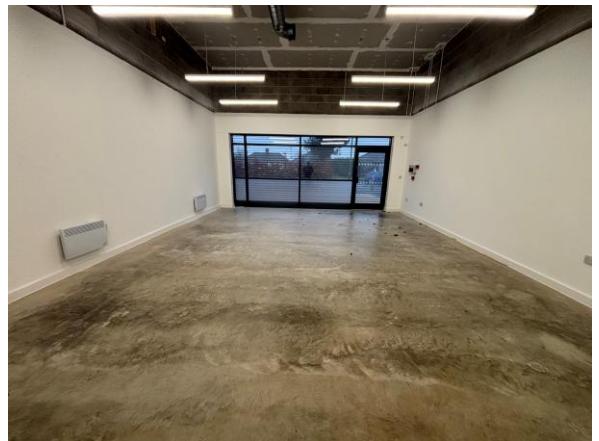
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Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.