

# For Sale

Six Storey  
Town Centre  
Building  
and adjoining  
Former Church  
Premises

Suitable for  
conversion or  
redevelopment





St Mary's Arcade Shopping Centre & Market

Church Square Shopping Centre

St Helens College

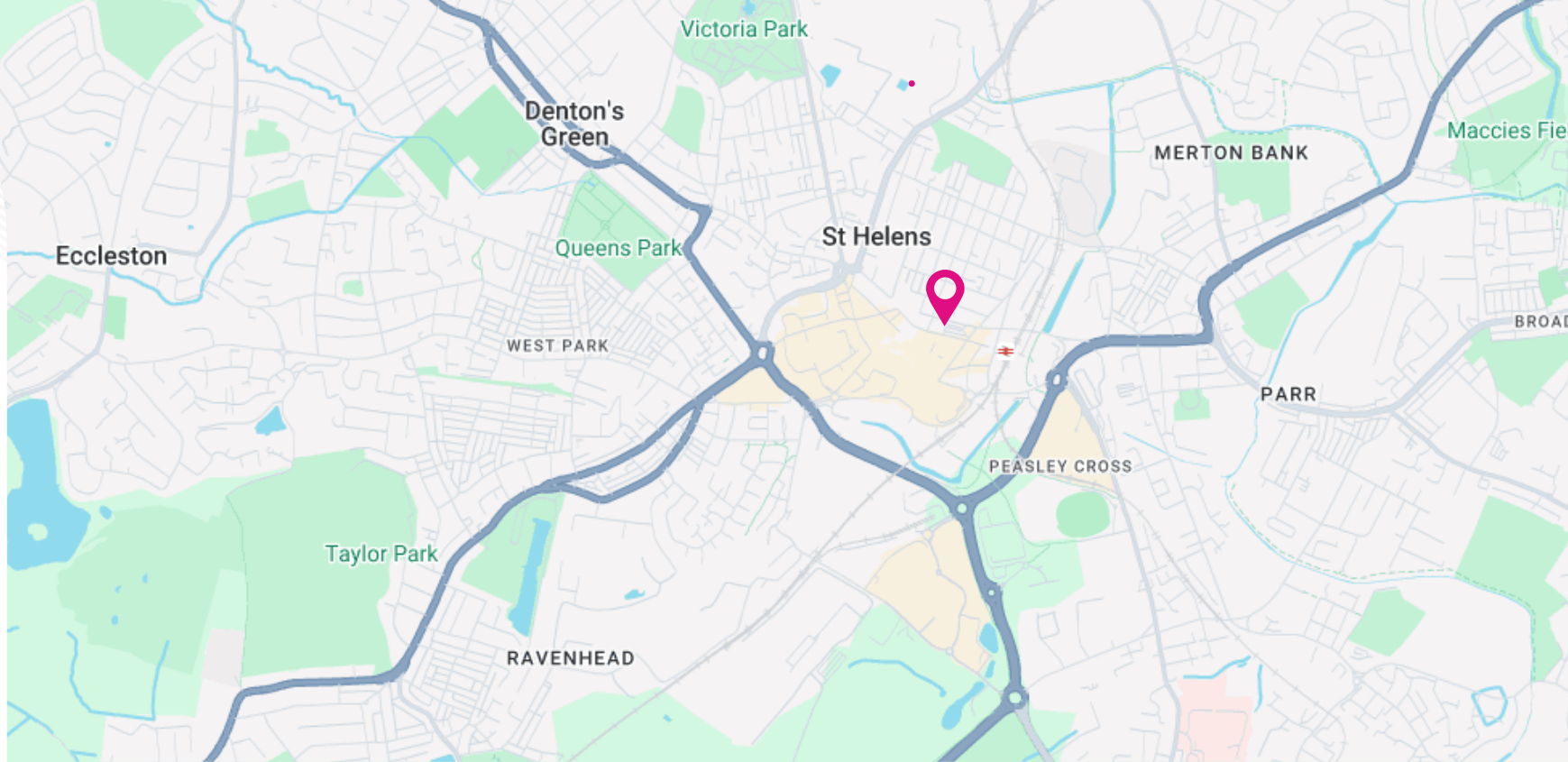
New St Helens Transport Interchange

St Helens Town Hall

Wesley House

Wesley Methodist Church

Located in the heart of St Helens Town Centre



## Location

Wesley House and the adjoining former church premises are prominently positioned on Corporation Street within the heart of St Helens town centre, on the adjacent site to St Helens Town Hall, benefitting from excellent connectivity and immediate access to a wide range of amenities. The location places the property within easy walking distance of the town's primary retail core, bus and rail transport hubs, leisure facilities, and established commercial areas, supporting both residential and mixed-use development potential.

The property is particularly well located to take advantage of ongoing regeneration within St Helens Town Centre. Significant public sector investment is transforming the town centre, which is set to enhance transport connectivity and increase footfall within close proximity to the site through a range of new amenities that include for a Hampton by Hilton Hotel, Market Hall, Residential Units, Grade A Offices and modern Retail Units. This forms part of a wider programme of improvements to infrastructure and public realm, aimed at driving economic growth and town centre vibrancy.

Further details of the town centre regeneration programme are available via [www.sthelenstowncentre.co.uk](http://www.sthelenstowncentre.co.uk)

The surrounding area comprises a diverse mix of uses, including retail, office, leisure, education and residential accommodation, creating a well-balanced urban environment attractive to a range of occupiers. The site also benefits from strong transport links, with St Helens Central railway station located nearby, providing direct services to Liverpool, Wigan, and the wider region.

Corporation Street itself is an established thoroughfare within the town centre, ensuring strong visibility and accessibility. The combination of central positioning, proximity to key transport infrastructure, and ongoing regeneration initiatives underpins the location's suitability for future development and long-term investment.



## Description

**Wesley House and the former Wesley Methodist Church are offered together as a single freehold opportunity, providing a substantial and versatile site extending across two adjoining properties.**

Wesley House comprises a prominent six-storey office building of L-shaped configuration, arranged around a central core providing stair and lift access to all levels. The property benefits from an existing basement car park with capacity for approximately 30 vehicles. The building offers predominantly open-plan office accommodation and is considered suitable for continued office use, or alternatively conversion to residential or mixed-use development, subject to the necessary planning consents.

Adjoining Wesley House is the former Wesley Street Church, which provides predominantly ground floor accommodation, together with two smaller first floor areas accessed independently. The building offers a distinctive structure with potential for a variety of alternative uses, including integration into a wider redevelopment or conversion scheme.

The properties are to be sold with full vacant possession, offering purchasers immediate flexibility to implement refurbishment, conversion or redevelopment proposals.

## Planning

The site is located in St Helens Town Centre, but it is not in the Primary Shopping Area. Planning Policy LPB01 advises that proposals for retail and leisure uses will be directed to town centre sites and so this site could be appropriate for such uses along with other town centre uses. Policy LPB01 also notes that proposals for housing or a mix of housing and other suitable use(s) within or on the edge of the Town Centre will be supported where they would avoid prejudicing the retail and service role of the Town Centre. Therefore, residential development or a mixed-use development, may also be suitable at this site.

Consideration should also be given to Planning Policy LPA03 and LPA07 which requires that justification of any proposed use would outweigh such existing use of the building.

Affordable housing is not required for residential developments in this location. If residential development of 10 dwellings or more is proposed contributions to education, accessibility improvements, open space, sports provision and health facilities may be required. It is recommended a formal pre-application is undertaken with the Local Planning Authority to identify if any contributions would be required.

## Wesley House

The following areas have been taken from the Valuation Office Agency (VOA) website and are on a Net Internal Area basis.

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	287.6	3,095
First Floor	600.8	6,465
Second Floor	600.8	6,465
Third Floor	600.8	6,465
Fourth Floor	600.8	6,465
Fifth Floor	600.8	6,465
<b>Total</b>	<b>3,291.6</b>	<b>35,420</b>



## Wesley Street Church

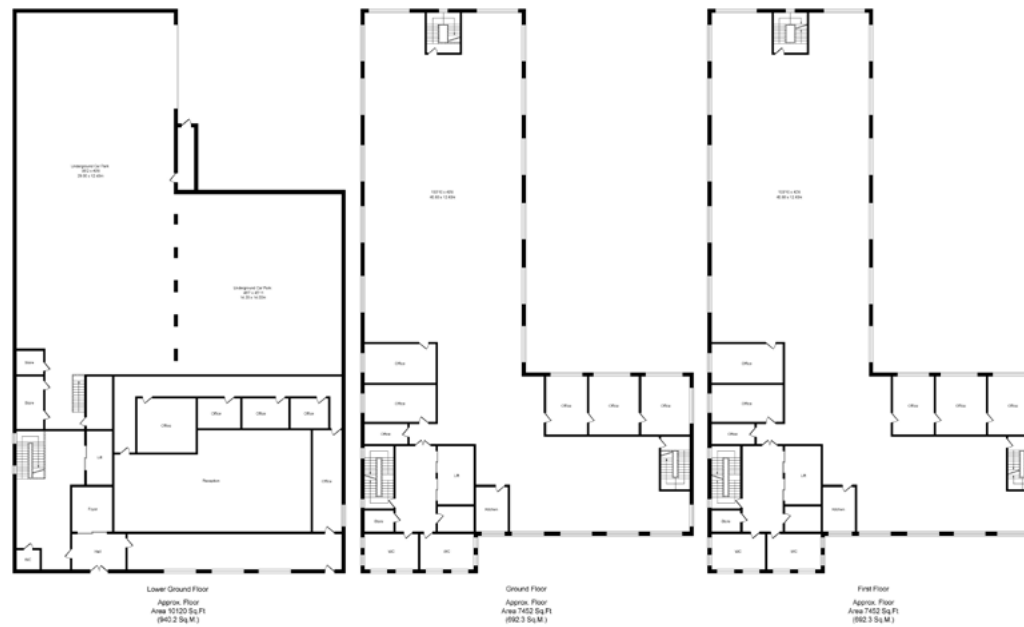
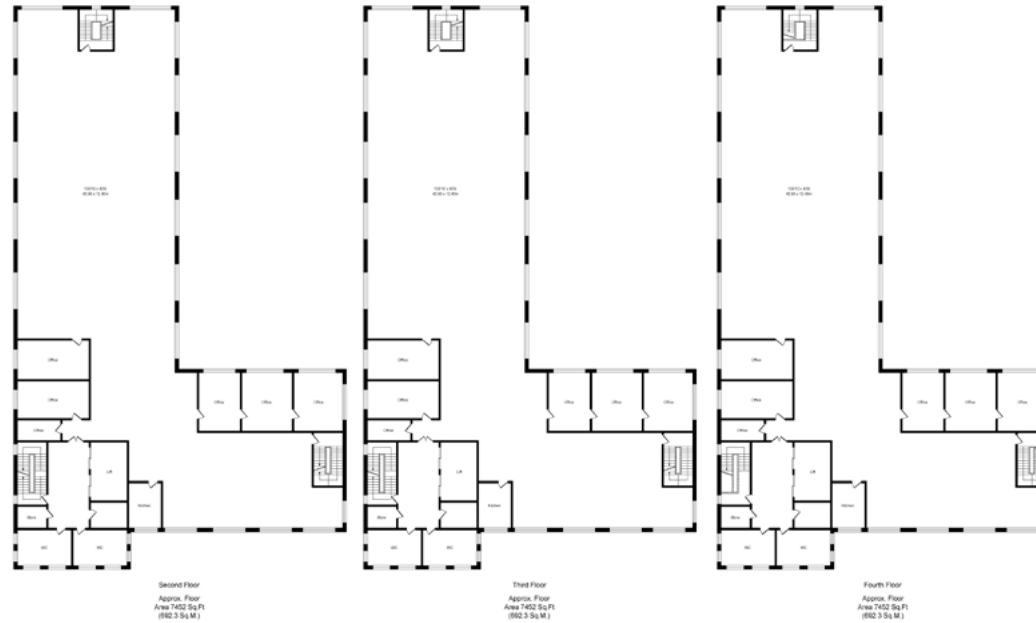
The following areas are stated on a Gross Internal Area basis

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	587.0	6,318
First Floor	141.7	1,525
<b>Total</b>	<b>728.7</b>	<b>7,843</b>

Wesley House, St Helens  
Total Approx. Floor Area 47380 Sq.ft. (4401.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

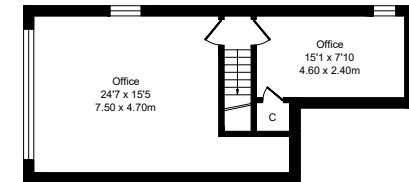
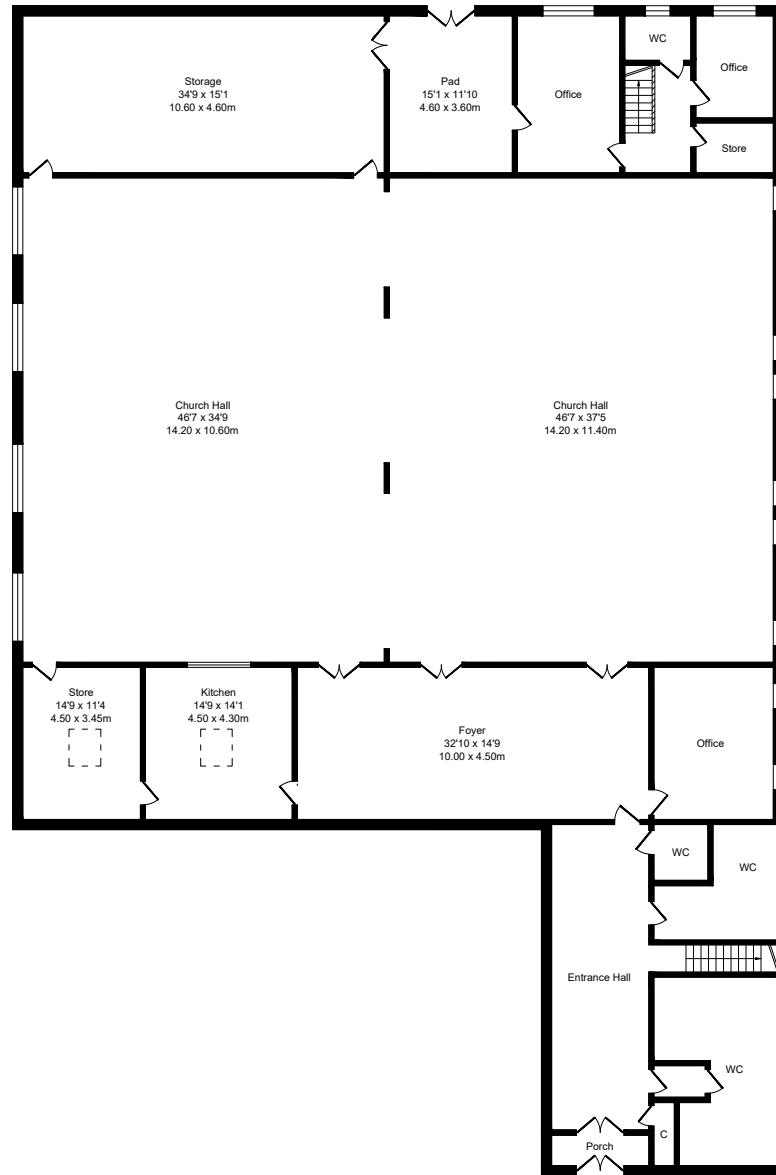
Floor plans can be provided upon request



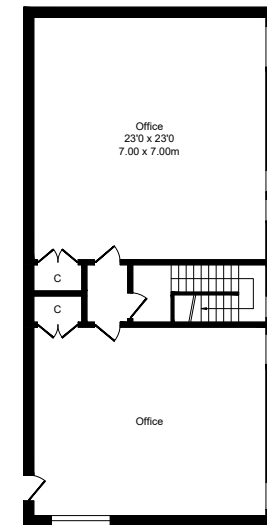
Floor plans can be provided upon request

Wesley Street Church, St. Helens  
Total Approx. Floor Area 7843 Sq.ft. (728.7 Sq.M.)

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First Floor  
Approx. Floor Area 457 Sq.Ft (42.5 Sq.M.)





# Additional Details



## EPC

Wesley House: D - 77  
Wesley Street Church: D - 98



## Tenure

Freehold



## Sale Price

Offers over £1,000,000.



## Business Rates

Wesley House Rateable Value: £297,500  
Wesley Street Church Rateable Value: Unlisted



## Legal Costs

The purchaser will be required to meet the vendors legal and surveyors fees as below:

Legal costs - 2% of agreed sale price

Surveyors fees - 2% of agreed sale price

## Bidding Process

The property is being sold by St Helens Borough Council.

The property will be listed on the market for a 6-8-week initial marketing period, during which period there will be regular viewings conducted at the property.

We anticipate requesting offers on the property in early September 2026, at which point bids will have to be submitted via "The Chest" Northwest Portal.

Further information on the bidding process is available upon request.

## Contact

Viewing by appointment only via the sole agents, Lamb & Swift.

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C: Josh Morgan

E: Jmorgan@lambandswift.com

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