

FOR SALE

Prominent Two Storey Retail Premises

81.9 m² (882 ft²)



**40 BALDWIN STREET
ST HELENS
MERSEYSIDE
WA10 2RL**

Highly Visible Position

Secure Parking for 2 Cars in Rear Yard

Potential for Advertisement Hoarding on Gable (STP)

LOCATION

The property is situated in an extremely prominent position fronting the busy roundabout junction of King Street, Baldwin Street, Duke Street and North Road where there is an extensive flow of passing traffic. Baldwin Street leads to Ormskirk Street and Church Street within 400 metres which is the retail core of St Helens Town Centre.

01925 414909

DESCRIPTION

A well maintained two storey end terraced retail unit constructed of brick elevations under pitched interlocking tiled roof slopes. To the rear is a small single storey extension and an enclosed yard which can provide secure parking for two cars.

The property is currently trading as a Ladies lingerie shop and has been operating for several years. However, it is offered with full vacant possession.

Internally the accommodation comprises ground floor sales and stores together with first floor stores and WC.

The gable elevation is extremely prominent and would lend itself well to the erection of an advertisement hoarding subject to the necessary planning consent required.

ACCOMMODATION

Net Internal Area

Ground Floor:	59.1 m ²	636 ft ²
First Floor:	<u>22.8 m²</u>	<u>245 ft²</u>
Total:	81.9 m²	882 ft²

SERVICES

Mains electricity, water and drainage are connected.

RATES

Rateable Value: £7,200.

Business Rates Payable 2010/11: £2,440.70.

For Companies eligible for Small Business Rate Relief the payable would be £1,434.18.

TENURE

Leasehold, 125 years from May 1997 at a Peppercorn Rent.

SALE PRICE

The property is offered for sale at an asking price of £95,000.

VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**
(Ref:RB)

For details of other properties, our website address is www.morganwilliams.com

E&OE

Date Published September 2009 - 40 Baldwin Street

01925 414909

1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

TEL: 01925 414909 • FAX: 01925 637619

e-mail: enquiries@morganwilliams.com website: www.morganwilliams.com

MORGAN • WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS