

FREEHOLD FOR SALE

RETAIL/RESIDENTIAL/DEVELOPMENT SITE

449 PRESCOT ROAD

ST HELENS, WA10 3BD



LOCATION

The property occupies a prominent main road position at the corner of Prescott Road (A58) and Freckleton Road. The A58/A57 is the main arterial route between St Helens and Liverpool. The M57 is approx 3 miles west, St Helens town centre approx 1.5 miles north east and Junction 7 of M62 is approx 2.5 miles south. The location is primarily residential in nature with Carmel College close by.

DESCRIPTION - FORMER CAR SHOWROOM

The premises are of brick built construction under a steel trussed asbestos covered roof having been modernised in recent years providing both retail showroom, storage and trade counter accommodation and mezzanine offices. Off road car parking of approx 32 spaces and servicing is available off Prescott Road and Freckleton Road.

ACCOMMODATION

Retail Showroom (average internal width)	36.5 m	119.75 ft
Depth	13.1 m	43.15 ft
TOTAL SALES	480 sqm	5,166 sqft
Mezzanine	158.0 sqm	1,700 sqft
Storage/Trade Counter (average internal width)	45.15 m	148.2 sqft
Depth	17.8 m	58.4 ft
TOTAL STORAGE/ TRADE COUNTER AREA	803.67 sqm	8,651 sqft
Site area	2,485 sqm	.614 acres

The above areas are taken as gross internal and approximate.

BUSINESS RATES

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority. We are advised that the property has been assessed as follows:-

Rateable Value April 2010 £56,000

PRICE

Offers in the order of £750,000 (seven hundred and fifty thousand pounds)

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

PLANNING

All enquiries should be directed to St Helens Council Planning Department on 01744 456217.

VAT

The property is not registered for VAT purposes and this will therefore not be payable on transaction.

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

Tel. No. (0151) 227 3400

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Subject to Contract

Details Prepared MARCH 2011

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