FREEHOLD INVESTMENT FOR SALE





£180,000



18 Church Road, Rainford, St Helens WA11 8HE

LOCATION

The property is situated in the heart of Rainford village on B5203 Church Road, which connects directly to the A570 Rainford by-pass, providing excellent access to the A580 East Lancashire Road. It is located about 4 miles south of St Helens town centre. Nearby businesses include Co-op convenience store, Waterfield's bakery, Bargain Booze, David Pluck and several independent retailers.

DESCRIPTION

The semi-detached property has traditional brick construction on ground floor and partly flat and pitched tile roofs. Ground floor retail space consists of rectangular accommodation with large, double-glazed windows. Staff and office facilities are located to the rear of the building.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Sales 102.78 sq.m. 1,106 sq.ft. Ground Ancillary 37.17 sq.m. 400 sq.ft.

PRICE

£180,000

VAT

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

TENANCY

The ground floor property is occupied by Bestway National Chemists Limited by way of a full repairing and insuring lease for 10 years from May 2022 at £13,000 per annum. Tenant break at 6th anniversary and Rent Review at 5th anniversary. The lease is protected under the Landlord and Tenant Act 1954.

EPC

Certificate Number: TBC Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwandp.co.uk alanafinn@hwandp.co.uk

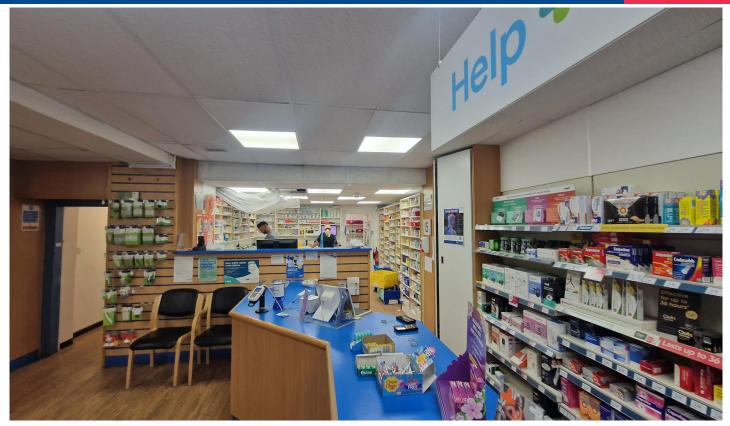
Subject to Contract

Details Prepared October 2024





18 Church Road, Rainford, St Helens WA11 8HE





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