

FREEHOLD INVESTMENT FOR SALE

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£150,000



65 Market Street, Newton-Le-Willows WA12 9BS

LOCATION

Earlestown is located approximately 5 miles east of St Helens. The property occupies a prominent corner position fronting the non-pedestrianised section of Market Street at the junction with Sankey Street. The surrounding properties typically comprise of terraced housing with Patterdale Lodge Medical Centre being a 3 minute walk away which serves the local community. The main shopping area in Earlestown is situated further south and provides a daily market (except Mondays) and has a number of multiple retailers such as Tesco, Heron, Boots and Waterfields Bakers.

DESCRIPTION

The premises occupy a corner plot and are of traditional red brick construction with a pitched part cement tiles part slate covered roof. Many original features of the building remain including timber framed sash windows although some windows have been replaced with UPVC. Internally the property is fitted as a pharmacy with an open plan sales and dispensary area with storage facilities to the rear. There is a small first floor and basement.

ACCOMMODATION

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

Ground Floor Sales Area	49.60 sq.m.	(534 sq.ft.)
Dispensary/Office	62.49 sq.m.	(672 sq.ft.)
Store	12.90 sq.m.	(139 sq.ft.)
First Floor Store	(not inspected)	
Basement	62.27 sq.m.	(670 sq.ft.)

TENANCY

The property is occupied by L.Rowland and Company (Retail) Limited by way of a full repairing and insuring lease for 10 years from completion at £10,000 per annum. Tenant break clauses at the 3rd and 7th anniversaries. In the event the break is operated there is rent penalty payable by the tenant. The lease includes an upwards only rent review at the 5th anniversary. The lease is protected under the Landlord & Tenant Act 1954.

TENANT INFORMATION

L Rowland and Company was established in August 1988 and had an annual turnover of £410,000,000 for the year ending January 2024.

PRICE

£150,000

VAT

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

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
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alanafinn@hwardp.co.uk

Subject to Contract

Details Prepared August 2025



65 Market Street, Newton-Le-Willows WA12 9BS

