

**34 PARR STREET,
ST HELENS, WA9 1JZ**



TO LET

4,702 SQ FT (437 SQ M)

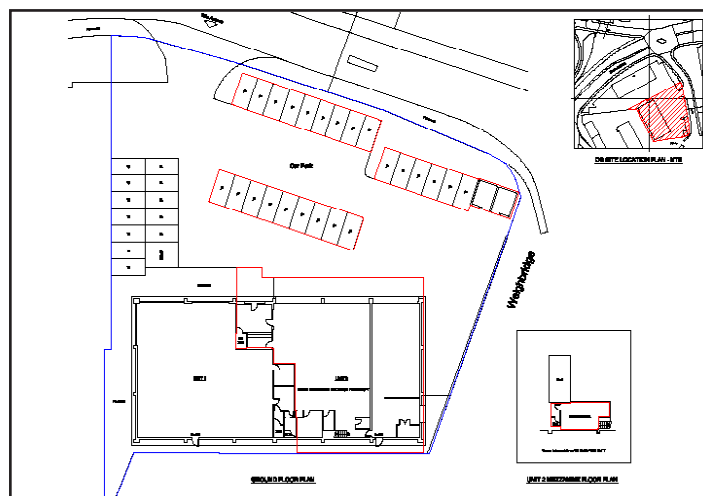
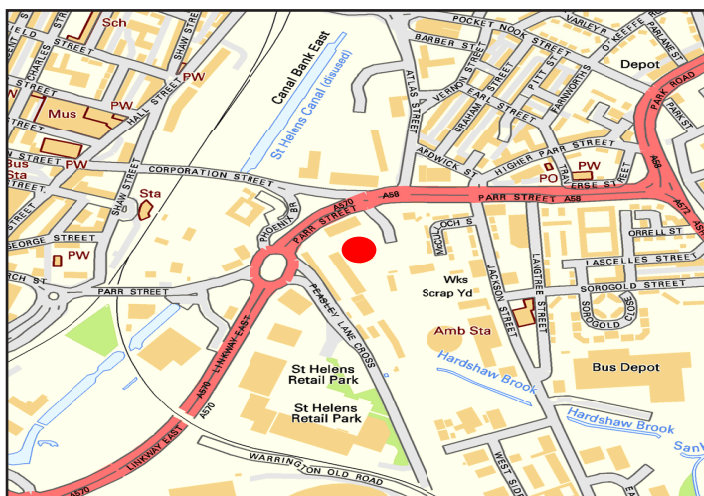
ON A SITE OF 0.7 ACRES (0.28 HECTARES)

HIGHLY PROMINENT TRADE WAREHOUSE

CONTACT HITCHCOCK WRIGHT & PARTNERS
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

Hitchcock Wright
INDUSTRIAL ESTATE AGENTS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

The property is located in a prominent position fronting the A58 Parr Street in St Helens Town Centre. Parr Street is one of the principal arterial routes linking the town centre to the A580 East Lancashire Road and the M62 to the south. The property is located adjacent to Topps Tiles.

DESCRIPTION

The property is a single storey steel portal frame retail warehouse extending to 4,386 sqft. Parr Street is an attractive highly prominent roadside location and the unit therefore would be suitable for both an industrial and retail use.

The property benefits from the following features:

- 3 phase electricity
- 3 electric roller shutter doors
- Extensive car parking
- On-site WCs

ACCOMMODATION

Measured on a gross internal area basis the property extends to approximately:-

Unit 2	437 sq m	4,702 sq ft
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TERMS

The property is available on a full repairing and insuring lease on terms to be agreed.

RENT

Rent on application.

UNIFORM BUSINESS RATES

The tenant will be responsible for the payment of Business Rates. Interested parties are advised to contact St Helens Council on 01744 675264.

EPC

EPC Certificate reference number: 0830-0037-7679-3829-4006

Energy Performance Asset Rating: C-54

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All prices and rents quoted are exclusive of VAT.

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 Nick Harrop, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Email: nickharrop@hwardp.co.uk

Details Updated May 2022

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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Hitchcock Wright
Solicitors & Partners
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