

Smith AND SONS

PROPERTY CONSULTANTS

Retail

17 Ormskirk Street, St Helens WA10 1BQ



Description

The property comprises a ground floor retail unit with a net internal area of 92.24 Sq.m (992.5 Sq.Ft), with offices to the upper floors measuring at 35.5 Sq.m (382 Sq.Ft). Formerly occupied by Age UK, the premises can be used for a variety of purposes subject to obtaining the necessary consents.

Location

The property is prominently located in St Helens town centre within a well-established retail and commercial area. Ormskirk Street benefits from good pedestrian footfall and visibility, close to national and independent retailers, cafés, and local services. The property is within walking distance of St Helens Central railway station and major bus routes, with nearby public car parks.

0151 647 9272

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Rental Price

£20,000 per annum

Accommodation

Ground Floor	92.24m ²	992.5ft ²
First Floor	35.5m ²	382ft ²

W.C and Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs incurred in preparation of the new lease.

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

Tenure

By way of a brand new FRI lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£19,250
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Other Info

There is a service charge payable for the upkeep of the common parts.

Strictly via appointment with sole agent, contact;



Jamie Robertson

E: jxr@smithandsons.net

T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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