



FOR SALE

20,217 Sq Ft Industrial Workshop and Offices
Universal Arches, 103 Peasley Cross Lane, St Helens, WA9 3AL



Location

St Helens is situated in the north-west, midway between the major cities of Liverpool and Manchester and is strategically located making it easily accessible for several major motorway networks.

M6: Running north-south, providing a vital link between St Helens and other major cities, including Birmingham to the south and Carlisle to the north. It facilitates access to Scotland and the Midlands.

M62: East-west motorway connecting Liverpool to Hull, passing close to St Helens. It provides a direct route to Manchester and Leeds.

M57: Linking St Helens to the outskirts of Liverpool, offering a swift route to the city without having to navigate through its centre.

M58: Connects the M6 near Wigan to the Liverpool area, providing another access point to St Helens from the west.

These motorways make St Helens an attractive location for business and leisure, offering efficient routes to key destinations across the UK.

Connectivity



Journey Time By Car

St Helens	1 Mile (5 Mins)
Liverpool	14 Miles (30 Mins)
Manchester	27 Miles (45 Mins)
Warrington	8 Miles (20 Mins)



Description

The subject property comprises a detached two storey part brick / part clad building constructed circa 1970's/80's situated beneath a part sloping and part north light roof design and benefitting from an eaves height of 3 metres.

The property is prominently located opposite the St Helens rugby stadium and close to St Helens Retail Park and could lend itself to a trade counter or secondary retail warehouse type use.

There is a small yard area providing parking for approx. 2 or 3 parking spaces within the curtilage of the site.

Site Area

The property is situated on a site extending to 0.22 Hectares (0.55 Acres)

Advertising Hoarding

The property has the benefit of £1,000 per annum income generated by an advertising billboard on Peasley Cross Lane on a 10 year agreement with a 5 yearly rent review.

Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Area	Sq M	Sq Ft
Ground Floor	1,612.78	17,360
First Floor Offices	265.47	2,857
Mezzanine	104.44	1,124
Total (Exc Mezzanine)	1,878.25	20,217



EPC

The property has an EPC rating of F (132) which is due to expire on 15 July 2029 under certificate number 9334-3043-0315-0500-2795.

Rateable Value

£53,500 (2023 Rating List)

Tenure

Held Freehold under the following Title Numbers: LA274719 and LA328085

Title Plans and Registers available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

Guide Price

£1,250,000 (Subject to Contract)

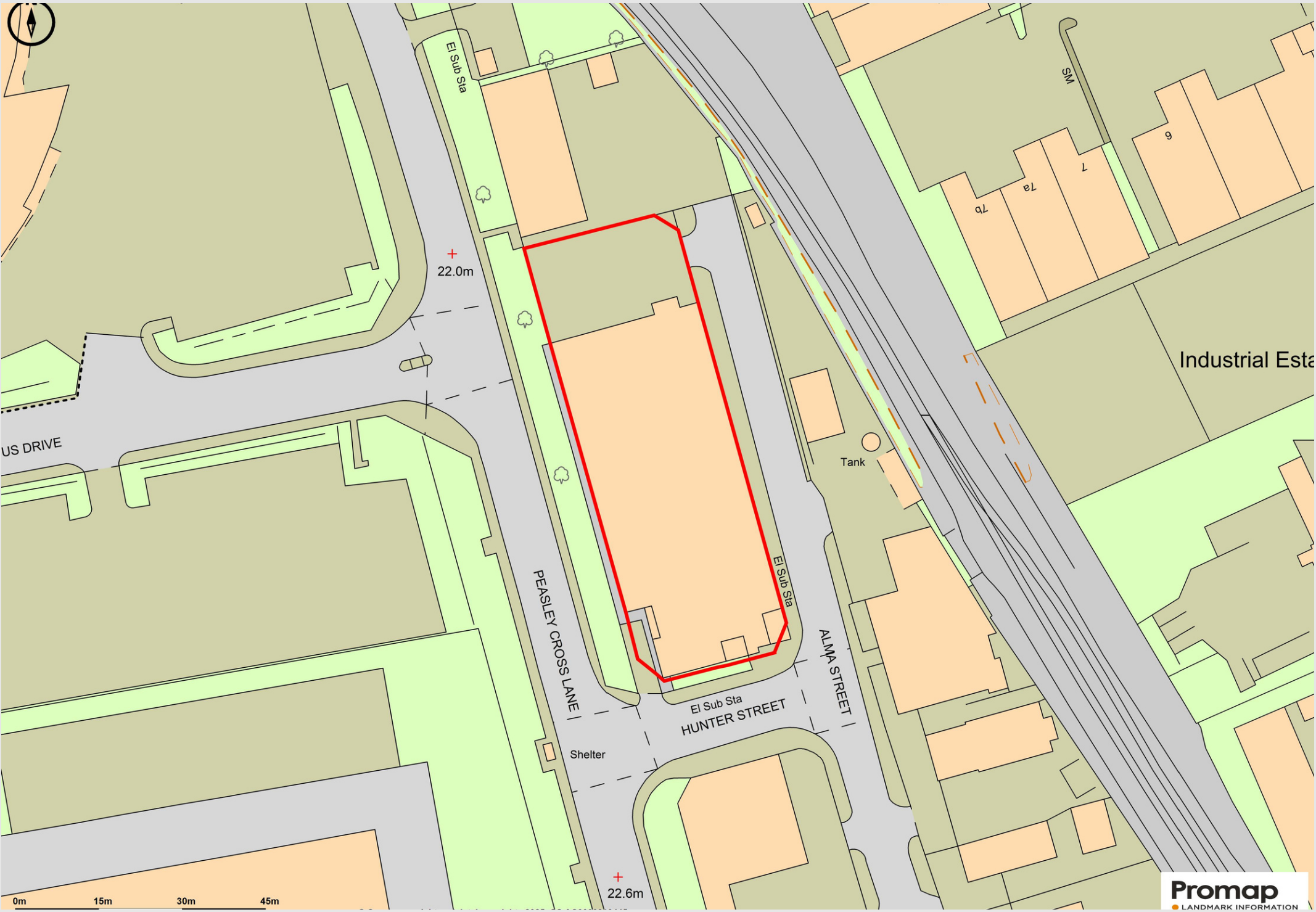
VAT

VAT may be applicable and payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.







Viewings

Viewing strictly by appointment only with the agent. For further information please contact:-

Tom Parker

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