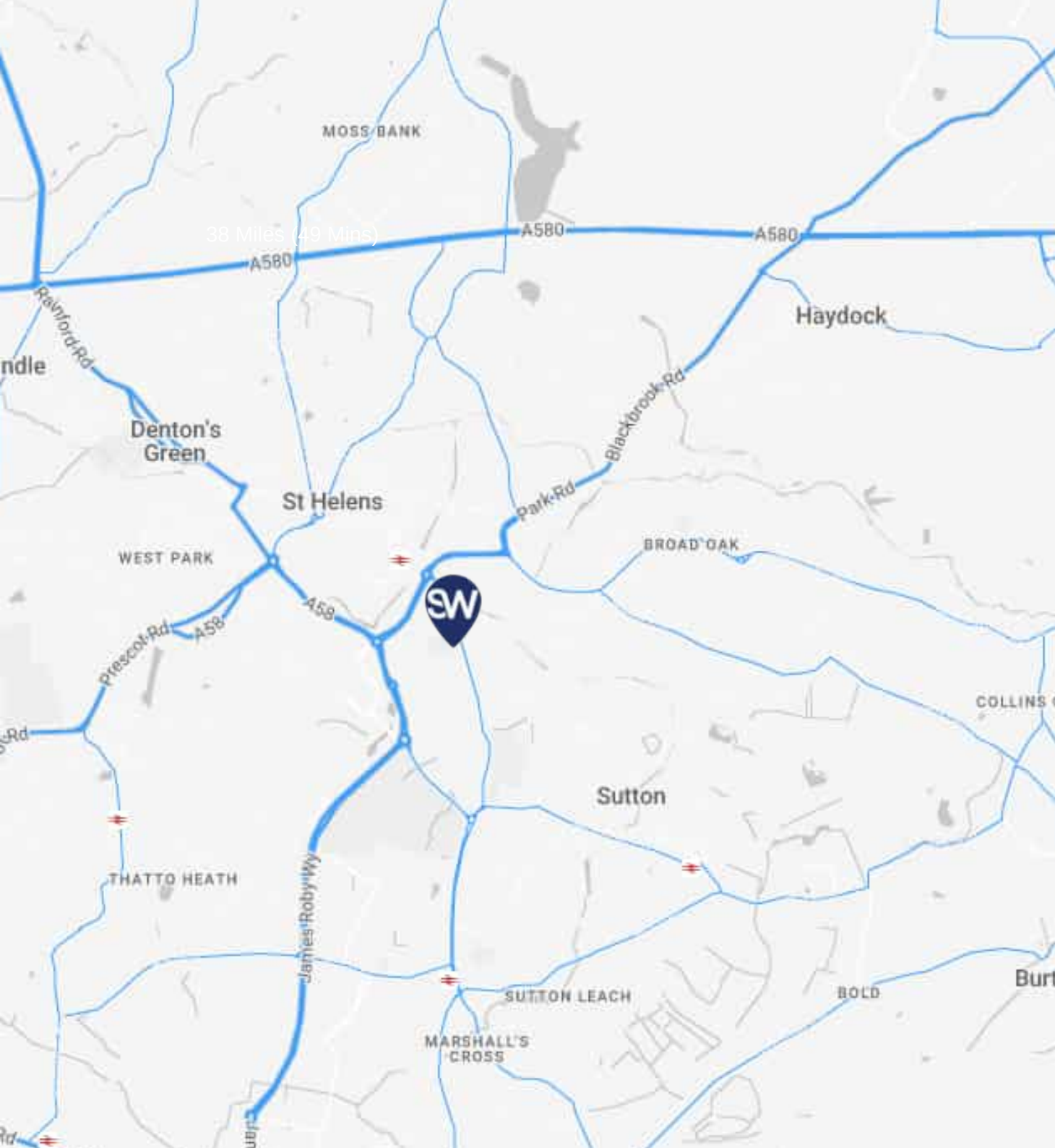




FOR SALE

20,217 Sq Ft Industrial Workshop and Offices
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.

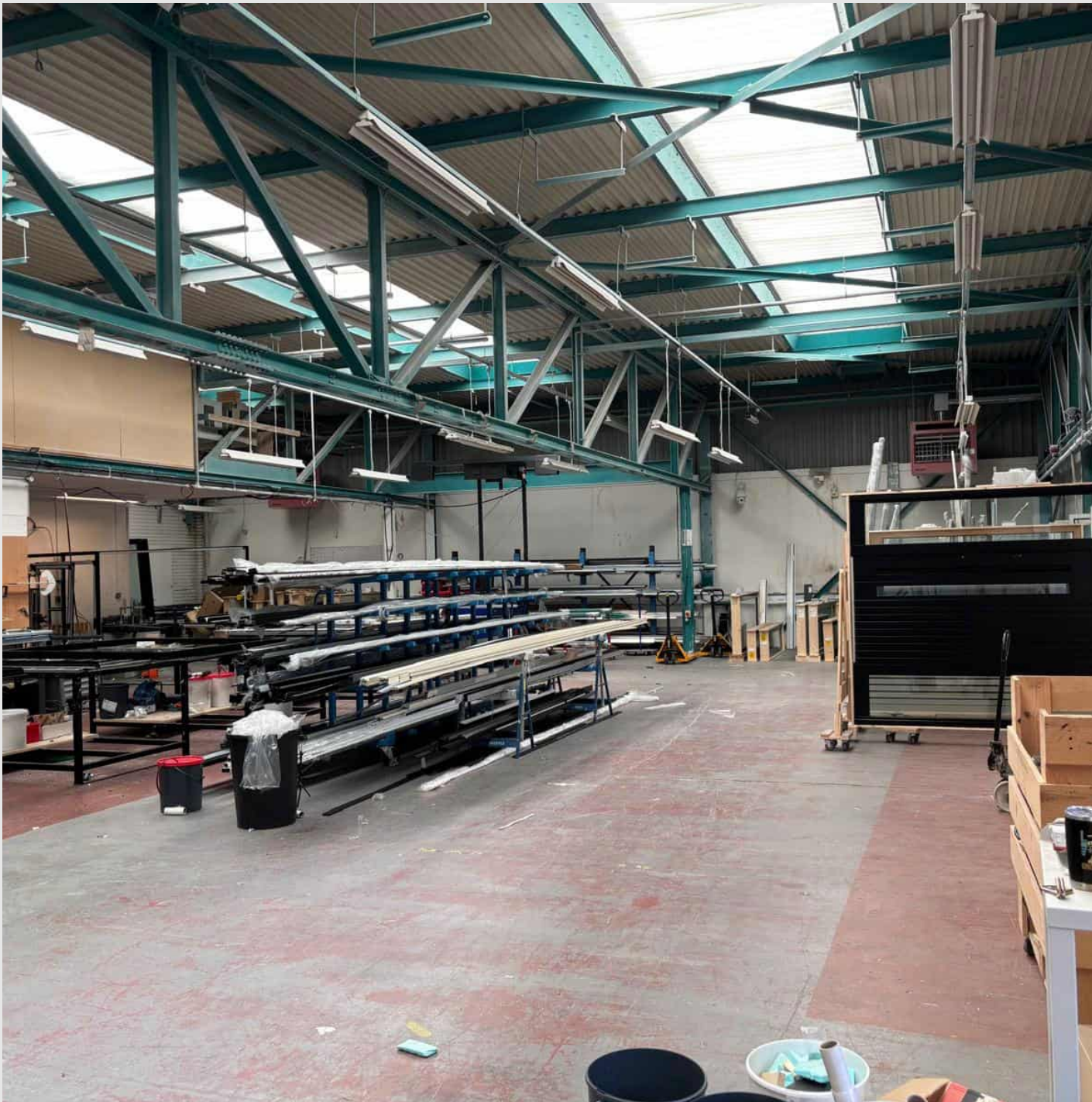
These motorways make St Helens an attractive location for business and leisure, offering efficient routes to key destinations across the UK.

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

0161 259 7021 | tom.parker@sw.co.uk

David Murray

0161 259 7043 | david.murray@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

SW
Sanderson
Weatherall