



## For Sale Income Producing Retail Premises with Development Potential

**2 Ormskirk Street, St. Helens, Merseyside, WA10 1BH**

**3,342 ft<sup>2</sup> (310.47 m<sup>2</sup>)**

- Town Centre Location
- Short Walk to Church Sq Shopping Centre
- Retailers nearby include: McDonalds, Nandos, CEX, New Look
- Tenancy in place until September 2026
- Potential for residential development on the uppers

## Description

The opportunity is to acquire a prominent retail premises located in the Centre of St Helens. The property is occupied by long established tenant, currently playing £25,000 per annum, monthly in advance. They are on a full repairing and insuring lease until 29 Sept 2026. The property provide a three story retail premises with a warehouse to the rear. The ground floor comprises a large open plan retail space, which opens up to the rear to provide a large sales area extending to 2,145 sq ft. There is access to the upper floors, which provide a number of rooms, currently used as storage.

There is a passage way to the side of the property which also provide access to the rear and is shared with the neighboring property. The property presents a range of opportunities, including redevelopment and conversion to residential subject to the necessary planning consents

## Location

The property is situated along Ormskirk Street a pedestrianized street in the Centre of St Helens. The property is in close proximity to Church Street the principal retail thoroughfare in St Helen and minutes' walk from Church Square Shopping Centre, which is anchored by Boots, River Island and Next.

Other retailers nearby include Cafe Nero, Nando's, Sports Direct, McDonalds, Coffee House, CEX and New Look. St Helens Collage is situated within very close proximity to the subject property.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor	2,145 sq ft
1st Floor	603 sq ft
2nd Floor	595 sq ft
Total	3,342 sq ft

## Tenure

We understand the property is held Freehold

## Price

Seeking offers of £250,000 on an unconditional basis.

Subject to Contract

## Planning Use

Use Class E - Retail. Alternative uses may be considered subject to the necessary planning consents.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £22,250

The tenant is responsible for the payment of Business Rates.

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
01204 221 030  
John.fletcher@fletchercre.co.uk

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