

TO LET - RETAIL SHOP

ST HELENS | 133 HIGHER PARR STREET | WA9 1DA

Mason
Partners.



LOCATION

The property is located on Higher Parr Street, a well-established retail pitch within St Helens, serving a densely populated residential catchment.

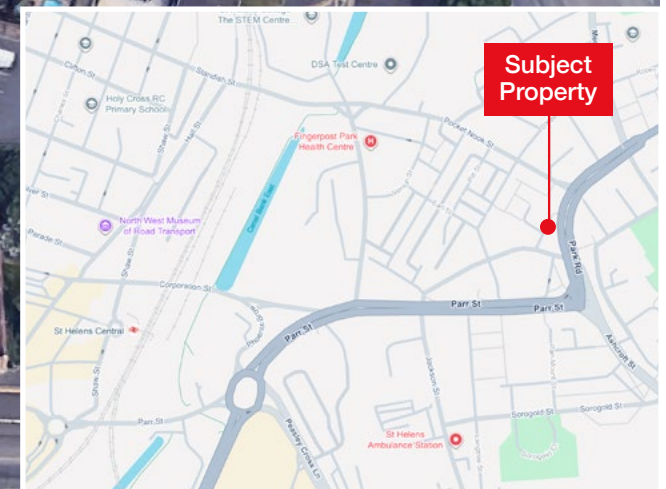
The area benefits from strong local trade and consistent footfall, with a mix of independent and national occupiers, such as Greggs, Morrisons Daily, Betfred and Sunseekers.

St Helens town centre is approximately 1 mile to the west, with good connectivity via the A58 and A570 providing access to Liverpool and the wider Northwest motorway network.

SITUATION

The property occupies a prominent roadside position within a busy neighbourhood. Situated next to a busy convenience store 'Thrifty's', it acts as a local convenience hub for the surrounding residential population.

Nearby occupiers include a mix of convenience retailers, food operators and service-based businesses, generating regular passing trade throughout the day.



DESCRIPTION

The property comprises a self-contained end-terrace retail unit arranged over ground floor, first floor and basement.

The ground floor provides predominantly open-plan retail accommodation with a wide double frontage, offering excellent branding opportunities. The property also benefits from roller shutters.

Ancillary storage is provided at basement level and office space or further storage is available on the first floor.

ACCOMMODATION

The property has the following net internal floor areas:

| | | |
|--------------|-----------------------|---------------------|
| Ground Floor | 717 sq. ft | 66.61 sq. m |
| First Floor | 748.1 sq. ft | 69.55 sq. m |
| Basement | 365 sq. ft | 33.95 sq. m |
| Total | 1,830.1 sq. ft | 170.11 sq. m |

TENURE

The subject property is available by way of a new full repairing and insuring lease for a term to be agreed upon.

RENT

£19,000 per annum exclusive of VAT and Rates.



RATING ASSESSMENT

Rateable Value: £8,200

Rates Payable 2024 to 2025: As the RV is below £12,000, small business rates relief may apply.

PLANNING

We understand that the property benefits from a Sui-Generis (hot food takeaway) use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

VAT

The property is registered for VAT.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

MONEY LAUNDERING / FINANCIAL CHECKS

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. Mason Partners also complies with the financial check guidance. Please click the link below for more information.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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