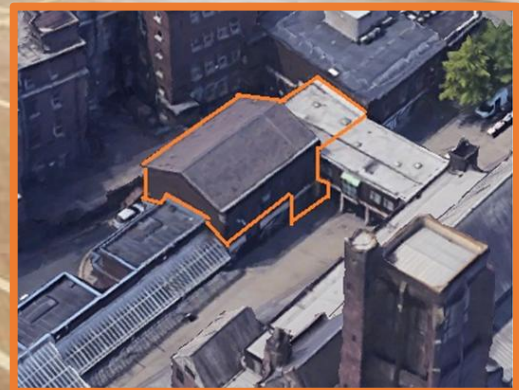


FOR SALE

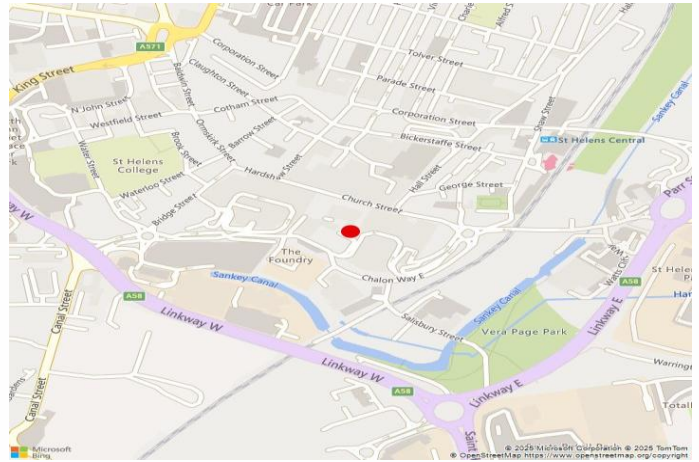


St. Helens Parish Hall, Church Square, St. Helens, Merseyside, **WA10 1AF**

Commercial Space (Ancillary Church Hall Premises)
3,386 Sq Ft (314.56 Sq M)

- Excellent Town Centre Location
- Suitable For a Variety of Uses Subject to Planning Permission
- Large Open Plan Hall
- Dedicated Parking





Location

The property occupies a prominent central location in the town, close to the main amenities and retail areas, and a few hundred yards from the planned Town Centre Regeneration. The property's curtilage comprises the main Church Square, Market Street and Foundry Street, and links to St. Marys Arcade Shopping Centre.

Proposed Town Centre Regeneration

English Cities Fund (ECF) and St. Helens Borough Council are bringing forward ambitious plans to transform St. Helens town centre via a hugely significant regeneration project.

The Subject property sits yards from this scheme and therefore a new buyer will benefit significantly.

PHASE ONE WILL INCLUDE:

- A new Grade A office;
- A 150 bed branded hotel;
- A new modern market hall, incorporating food and beverage stalls;
- New homes, including apartments and townhouses;
- New retail units;
- Extensive public spaces linking the new development to the bus station and Church Square.
- A new and extended bus station.

Further details can be found at: [St Helens Town Centre Regeneration](#).

Description

The space in question is a connecting part of the wider St. Helens Parish Church Building located in the centre of St. Helens Town Centre. The property comprises of a two storey brick construction hall building. The space is broken down as follows:

1. Ground floor Lower Hall, Disabled WC, kitchen, male WC, entrance office, stairs to First floor.

2. First Floor, Upper Floor Hall, Store, kitchen, Female WC's.

Externally, there is access to the property via Foundry Street as well as on street parking for 5 cars. The property benefits from all mains utilities.

The property has been used for a variety of different uses so offers a potential buyer/ occupier various possibilities to re configure the space to suit their needs, and could be utilised by multiple occupiers.

Accommodation	Sq.m.	Sq.ft.
Ground Floor	95.7	1,031
First Floor	218.7	2,355
Total Area	314.4	3,386

Business Rates

Non currently applicable. Interested parties to make their own enquiries with St Helens Council.

EPC

Available Upon Request.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Purchase Price

£285,000

Legal Costs

Each party are to be responsible for their own legal costs.

Tenure

Parish Hall Title No. MS646736 Freehold.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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