

Smith AND SONS

PROPERTY CONSULTANTS

Retail

76 Walmesley Road, Eccleston, St Helens WA10 5JN



Description

The property comprises a single story retail unit which benefits from a net lettable area of 65.8 Sq.m (708 Sq.Ft). The property is currently trading as a pet shop however can be used for a range of purposes subject to obtaining the relevant consents.

Location

The property is located in a popular neighbourhood parade. Other traders on the parade include One Stop Shop, Cafe, Take-away, Wine store, Hair and Beauty Salon and Waterfields.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£12,000 per annum

Accommodation

Retail Area	53.36m ²	574.1ft ²
Rear Store	12.44m ²	133.85ft ²

W.C Facilities

Legal Costs

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

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT.

Tenure

By way of a new FRI lease, the length of which is negotiable.

Rating Assessment

Rateable Value 2026	£8,400
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Other Info

Details prepared September 2026.

By appointment with sole agent, contact;



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