

Current.



Outline is approximate and all buyers should refer to the title plan for exact boundaries.

Description

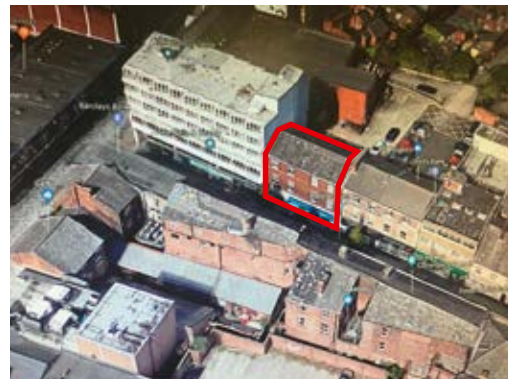
A town centre retail investment with a current rent reserved of £42,000pa and with the potential to redevelop the upper floors subject to the necessary planning permission **to achieve an income of circa £75/80,000pa**. The property comprises a substantial three storey building arranged as two ground floor retail units together with office/ancillary accommodation to the upper floors. One unit is currently occupied by 'Vina Nails & Beauty' by way of a 10 year-lease commencing March 2021 producing £12,000pa. The larger unit is let from November 2019 at a rent of £30,000pa, however the tenant is not in occupation. The upper floors would be suitable for re-development to include **14 lettings rooms or alternatively 6 self-contained flats** and there is also potential to add floor space by extending to the rear, subject to obtaining the necessary planning consents.



Photograph taken 19 Dec 2018

Situated

Fronting Hardshaw Street in between Church Street and Claughton Street, in a prominent town centre location within close proximity to local transport links to include St Helens Central Station. The immediate surrounding area comprises a mixture of local retail premises and residential accommodation, to include **Barclays Bank, Boots, McDonalds, TUI and Caffe Nero**, amongst many others. Liverpool city centre is situated approximately 15 miles away and Manchester city centre is approximately 25 miles.



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EPC Rating

Current rating 83 and D
 Potential rating 27 and B

Outside

Rear Yard.



Floor	Lessee	Accommodation	Lease Term	Rent	Notes
Ground First Second	Ngoc Phuong Nguyen & Thi Thuong Duong (With two guarantors) Trading as Vina Nails	Ground Floor Shop First Floor 99.4sqm (1070sqft) Second Floor 96.4sqm (1038sqft) approx. Plus toilets and ancillary.	10 years from 25th March 2021. Full repairing and insuring lease with 3-year rent reviews to the higher of OMV or RPI.	£12,000pa	The upper floors are included within the lease however, the lease allows the Landlord at any time to repossess the upper parts (first and second floors) subject to the Landlord increasing the demise of the ground floor to incorporate an extra room plus a toilet facility. The tenant is liable to make a contribution of 50% towards the cost of the works.
Ground	Habibur Rehman (Not in occupation)	Former banking hall with ancillary accommodation. (Not measured)	25 years from 1st November 2019. Full repairing and insuring lease.	£30,000pa	The tenant is not in occupation and is in substantial arrears. Vacant possession can be provided on completion by agreement with the Vendor. The purchaser is NOT responsible for any arrears.