

330 CLIPSEY LANE

Haydock
WA11 0SL

FOR SALE



Retail Unit Available

Rent

£13,000 per annum

Destiny Commercial are delighted to offer to lease this retail unit within Haydock Town Centre.

- Busy Roadside location within Haydock Town Centre
- Potential to provide two units
- Living accommodation above
- Rent - £250 per week, exclusive.
- Flexible lease

Location

330 Clipsey Lane, Haydock adjoins the main High Street through Haydock Town Centre and the subject property is approximately 1 mile from the new Tesco Superstore and Town Centre and is located within a mainly residential area of Haydock.

Description

The subject property provides ground floor retail accommodation, which has previously been used as a Take Away and is laid out as front sales, ancillary accommodation and storage. The first floor provides six rooms with two stores and a bathroom, which is accessed from the rear of the retail area.

Floor Areas

The property has been measured in accordance with RICS Code of Measuring Practice on a net internal basis:

Ground floor sales and ancillary:

1,436 sq ft (133.4 sq m)

First Floor ancillary:

1,140 sq ft (105.9 sq m)

Tenure

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

Use

The site is suitable for A1 retail. Alternative uses may be considered (subject to planning).

Rent

£13,000 per annum exclusive (equating to approximately £250 per week, exclusive.)

Business Rates

Rateable Value - £11,000 (2012/13)

We would recommend that any prospective tenant should confirm their liability with the St Helens Metropolitan Council.

Energy Performance Certificate

We understand the rating for the property is 235.

A copy is attached to these details.

VAT

All prices and rents quoted are exclusive of but maybe liable to VAT.

Viewing/Further Information

Contact:

John Brown
Consultant
Destiny Property Limited
10 Leyland Street,
Prescot,
L34 5QP

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John Brown & Co
07857 880619
www.brownpropertyconsultancy.co.uk

All our properties appear on the websites listed below and many more

www.destinyproperty.co.uk

www.fish4homes.com

www.zoopla.com

www.findaproperty.com

www.ukpropertyshop.com

www.thinkproperty.com

www.propertyfinder.com

www.primelocation.com

www.globrix.com

SUBJECT TO CONTRACT

Particulars Date: May 2012

Photograph Date: April 2012

Energy Performance Certificate

Non-Domestic Building



330, Clipsley Lane
Haydock
ST. HELENS
WA11 0SL

Certificate Reference Number:
0591-9550-0830-0300-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

235

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	276
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	229.39

Benchmarks

Buildings similar to this one could have rating as follows:

47 If newly built

125 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.