

TO LET

17 SUTTON ROAD, ST. HELENS, WA9 3BN



LOCATION

17 SUTTON ROAD, ST. HELENS, WA9 3BN

17 SUTTON ROAD OCCUPIES A PROMINENT POSITION IN ST. HELENS, BENEFITING FROM EXCELLENT VISIBILITY AND ACCESSIBILITY. THE PROPERTY IS SITUATED ON A WELL-ESTABLISHED COMMERCIAL THOROUGHFARE CLOSE TO ST. HELENS TOWN CENTRE, PROVIDING CONVENIENT ACCESS TO A WIDE RANGE OF RETAIL, LEISURE, AND AMENITY OFFERINGS.

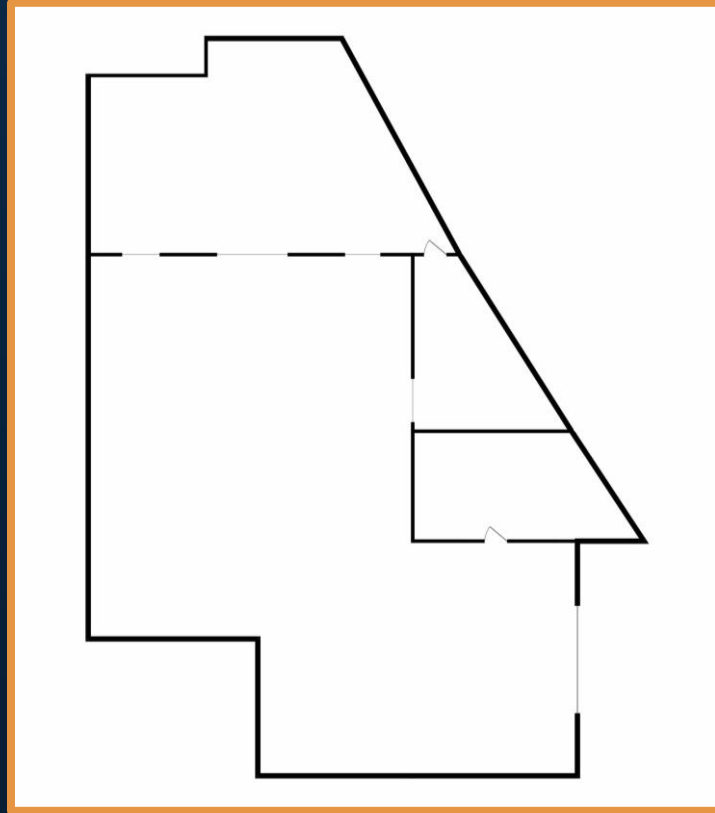
THE LOCATION BENEFITS FROM STRONG TRANSPORT CONNECTIONS, WITH EASY ACCESS TO THE A58 AND A570, WHILE THE M62 MOTORWAY IS LOCATED A SHORT DRIVE AWAY, PROVIDING DIRECT LINKS TO LIVERPOOL, MANCHESTER, AND THE WIDER NORTH WEST REGION. ST. HELENS CENTRAL RAILWAY STATION IS ALSO NEARBY, OFFERING REGULAR SERVICES TO MAJOR REGIONAL DESTINATIONS



FLOORPLAN



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DETAILS

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DESCRIPTION

- PROMINENT LOCATION JUST SOUTH EAST OF ST. HELENS TOWN CENTRE
- ACCOMMODATION – CIRCA 3,005 SQ.FT
- GATED YARD
- ELECTRIC ROLLER SHUTTER DOOR
- CLOSE TO AMENITIES

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- THE PREMISES IS AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS.

BUSINESS RATES

- RATEABLE VALUE – £11,750

PRICE

- £14,400 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

17 SUTTON ROAD, ST. HELENS, WA9 3BN



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zoopla

