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## Hall Street, St. Helens, WA10 1DL

### £13,200 Per Annum

We are pleased to offer for let this commercial premises which was previously used as an office but would be ideal for a range of uses subject to planning. The property has recently undergone a full refurbishment and is ideally located close to town centre and the bus station and benefits from double glazing and electric wall heaters. The layout consists of: entrance hallway, three current offices and a small kitchen area to the ground floor. There is access to a cellar for storage from the hallway. To the first floor is a single office and two separate toilets. Externally there is a small yard area. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front, laminate flooring, stairs to first floor, and door to cellar.

Ground Floor Front Office

14'11" x 13'11" (4.55 x 4.25)

UPVc double glazed window to front aspect, and wall mounted electric heater.

Ground Floor Middle Office

13'8" x 13'0" (4.19 x 3.98)

UPVc double glazed window to rear aspect, and wall mounted electric heater.

Ground Floor Rear Office

12'0" x 11'10" (3.68 x 3.62)

Door to rear yard, and wall mounted electric heater.

Kitchen

12'0" x 4'11" (3.67 x 1.51)

UPVc double glazed window to rear aspect, stainless steel sink unit, range of wall and base units, integral microwave, and part tiled walls.

First Floor Landing

First Floor Office

12'0" x 8'9" (3.66 x 2.67)

UPVc double glazed window to rear aspect, and wall mounted electric heater.

Toilet One

Window to side aspect, wc, and hand wash basin.

Toilet Two

Window to side aspect, wc, and hand wash basin.

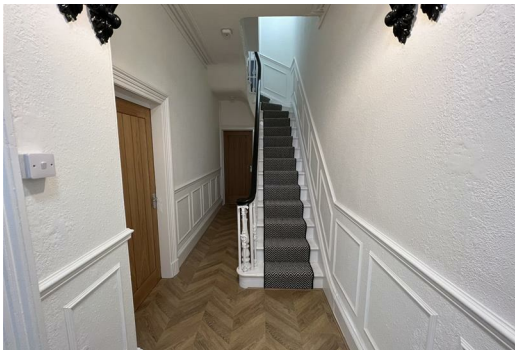
External

Small yard area.

Information

The owner has advised the EPC is D (90)

Rateable value is £5700 from April 2026



| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs |         |
| (92 plus) A                                 |         |
| (81-91) B                                   |         |
| (69-80) C                                   |         |
| (55-68) D                                   |         |
| (39-54) E                                   |         |
| (21-38) F                                   |         |
| (1-20) G                                    |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|-----------------------------------------------------------------|---------|
|                                                                 | Current |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |
| (92 plus) A                                                     |         |
| (81-91) B                                                       |         |
| (69-80) C                                                       |         |
| (55-68) D                                                       |         |
| (39-54) E                                                       |         |
| (21-38) F                                                       |         |
| (1-20) G                                                        |         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                                                 |         |
| EU Directive 2002/91/EC                                         |         |