

# FREEHOLD INVESTMENT FOR SALE

## GROUND FLOOR RETAIL

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£180,000



## 18 Church Road, Rainford, St Helens WA11 8HE

### LOCATION

The property is situated in the heart of Rainford village on B5203 Church Road, which connects directly to the A570 Rainford by-pass, providing excellent access to the A580 East Lancashire Road. It is located about 4 miles south of St Helens town centre. Nearby businesses include Co-op convenience store, Waterfield's bakery, Bargain Booze, David Pluck and several independent retailers.

### DESCRIPTION

The semi-detached property has traditional brick construction on ground floor and partly flat and pitched tile roofs. Ground floor retail space consists of rectangular accommodation with large, double-glazed windows. Staff and office facilities are located to the rear of the building.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Sales	102.78 sq.m.	1,106 sq.ft.
Ground Ancillary	37.17 sq.m.	400 sq.ft.

### PRICE

£180,000

### VAT

All rents, prices and other figures included in these particulars may be subject to the addition of VAT.

### TENANCY

The ground floor property is occupied by Bestway National Chemists Limited by way of a full repairing and insuring lease for 10 years from May 2022 at £13,000 per annum. Tenant break at 6th anniversary and Rent Review at 5th anniversary. The lease is protected under the Landlord and Tenant Act 1954.

### EPC

Certificate Number: TBC  
Energy Performance Asset Rating: TBC

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared October 2024



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