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CHARTERED SURVEYORS • VALUERS • AUCTIONEERS

On behalf of the Liquidator of W Tabern & Sons Limited
PRELIMINARY DETAILS
GARAGE/WORKSHOP WITH YARD AND OFFICES
BUILDINGS 413.23 SQ M (4,448 SQ FT)
YARD AREA 830 SQ M (993 SQ YARDS)



Duncan Street/Glover Street, St Helens,
WA10 3TF

Former Haulage
Use

**Long Leasehold
Offers invited**

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Location

The premises are situated on Duncan Street and Glover Street close to the centre of St Helens. The main warehouse and yard is situated on Duncan Street opposite the Junction with Duncan Close. Duncan Street can be accessed from Borough Road (A58) which is a main A road leading from the west of St Helens towards Prescott onto Junction 2 of the M57 motorway.

Description

A traditional garage/workshop of brick construction surrounded by steel trussed roof with corrugated asbestos sheeting together with single storey offices, canteen and wash areas. The premises have been formerly used as a garage/workshop and haulage depot. The buildings are supported by a surfaced and enclosed yard area. The elevation of the building facing the yard features three roller shutter loading access doors.

Accommodation

	Sq M	Sq Ft
Garage workshop	353.51	3,805
Offices	59.72	643
Total	413.23	4,448

The yard area is causing the garage/workshop premises to extend to approximately 830 sq m (993 sq yards).

Services

We understand that the garage/workshop premises has the benefit of all mains services. However, it should be noted that none of the services or service appliances have been tested and no warranty is given as to their condition.

We are not aware of any service provision to the separate yard area.

Tenure

The garage/workshop premises are held Long Leasehold for a term of 99 years from 18 March

1961, therefore expiring 17 March 2060. The rent is fixed at £450 per annum. The Landlord is St Helens Metropolitan Borough Council.

EPC

A copy of the Energy Performance Certificate can be provided as required.

Planning

The property falls under the jurisdiction of St Helens Metropolitan Borough Council. All planning enquiries should be directed to them – telephone 01744 676 789

Rates

The garage/workshop premises have a rateable value of £13,215.

VAT

Figures are quoted exclusive of VAT which may be applicable. Enquiries are being made to HMRC.

Price

Offers are invited for the Long Leasehold interest.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings are likely to be conducted.

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Date Details Prepared

15 May 2012 (amended 3 December 2012)

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