

TO LET

Former bank premises



8 DANE COURT

Rainhill

L35 4LU

- **Prominent suburban location within established shopping centre**
- **Suitable for a variety of uses, subject to planning**
- **Flexible terms**
- **May split**

Up to 159.49 sq m (1,717 sq ft)



8 DANE COURT

RAINHILL, L35 4LU

LOCATION

The subject property is situated within the Dane Court Shopping Centre in Rainhill with easy access to all local amenities and public transport facilities including the railway station a short distance away.

The Centre car park is accessed off Warrington Road (A57) via Exchange Place although pedestrians enjoy easy access directly from the main road to the property.

Warrington Road links junction 7 of the M62 motorway with Prescot and is a busy thoroughfare ensuring there is a good level of traffic passing the premises on a regular basis in addition to the local residents.

DESCRIPTION

The former HSBC premises comprise accommodation over ground and first floors and are suitable for a variety of uses, subject to planning.

Internally, the property provides a sales area and ancillary stores / offices at ground floor level with the added benefits of W.C. facilities and rear access for loading purposes.

There are further toilets to the first floor and a kitchen.

Externally, the property lies in a strategic position within a pedestrianised shopping centre with a large pay and display car park adjacent.

ACCOMMODATION

The accommodation has been measured on a net internal basis and extends to the following approximate areas:

| Description | Sq M | Sq Ft |
|-------------------------------|---------------|--------------|
| Ground floor sales | 92.14 | 992 |
| Ground floor offices / stores | 54.51 | 587 |
| First floor kitchen | 12.84 | 138 |
| Total | 159.49 | 1,717 |

The premises can be split into a variety of units with further information available on request.

USE

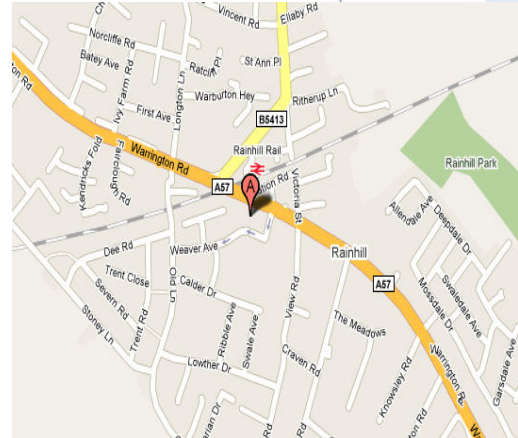
We understand the current permitted use is as a bank and as such any uses within Classes A2 and A1 will be permitted without a change of use being required.

Interested parties should make their own enquiries to the Local Authority.

BUSINESS RATES

Interested parties should contact the relevant department at St Helens Council on 01744 456 789.

LOCATION MAP



VAT

We understand VAT will not be applicable on this property.

TERMS

The accommodation is available by way of a new lease on terms to be agreed. Any initial annual exclusive rent will be determined by the end use and overall terms. An estates service charge is applicable with the current amount estimated at £2,050 per annum.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the property is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please contact:

Rupert Lowe

Tel: 0151 255 0755

Fax: 0151 255 1181

Email: rupertlowe@keppiemassie.co.uk

SUBJECT TO CONTRACT



0151 255 0755 www.keppiemassie.com

Keppie Massie (Liverpool) - Alabama House - 6 Rumford Place - Liverpool L3 9BY Email: liverpool@keppiemassie.co.uk

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