

INDUSTRIAL

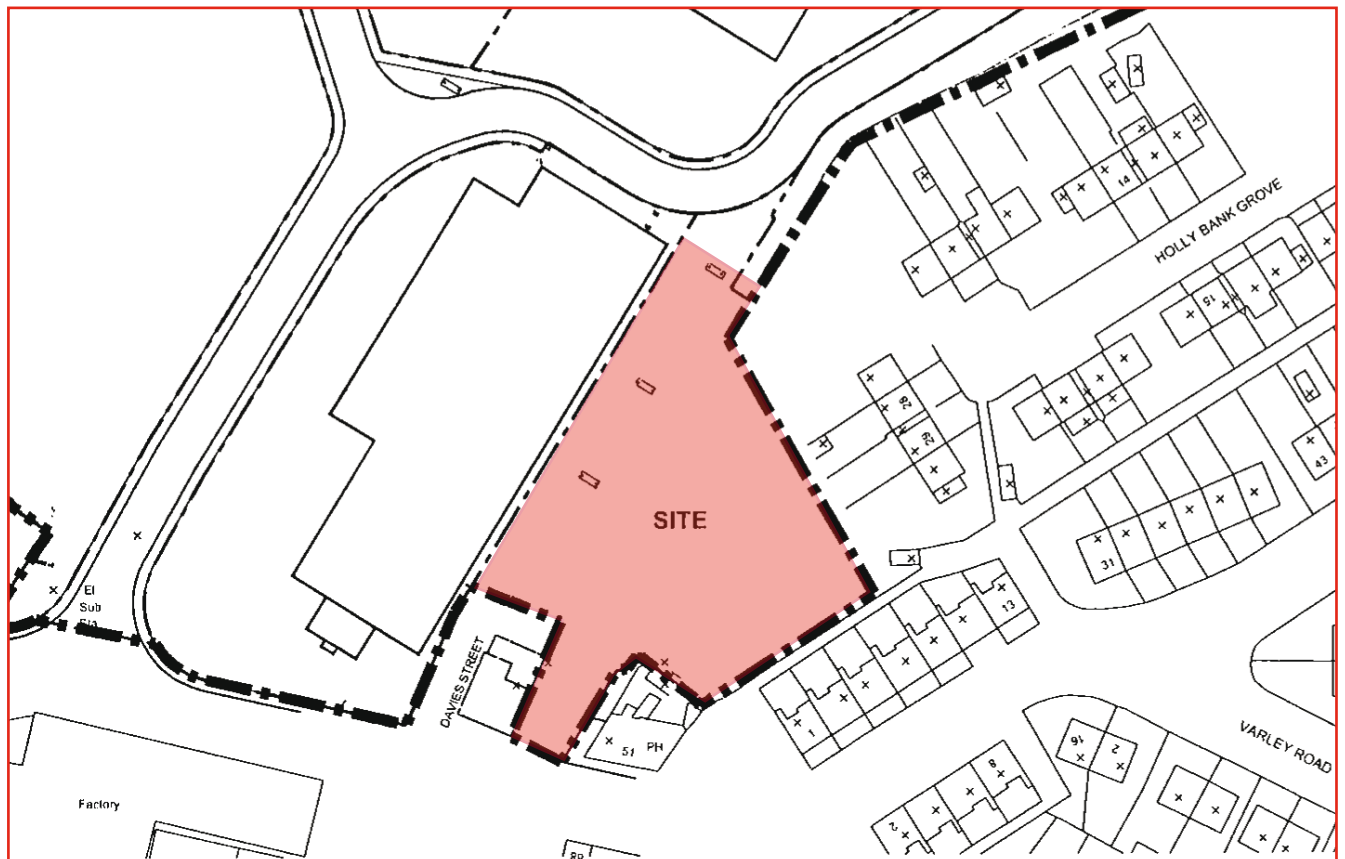
**LITTLER
& ASSOCIATES**
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WHR
whrproperty.co.uk
0161 228 1001

PRELIMINARY DETAILS

For Sale (To Let)

Secure, Surfaced Open Storage Site



0.74 Acres Approx (0.30 Hectares)

**POCKET NOOK STREET
ST HELENS**

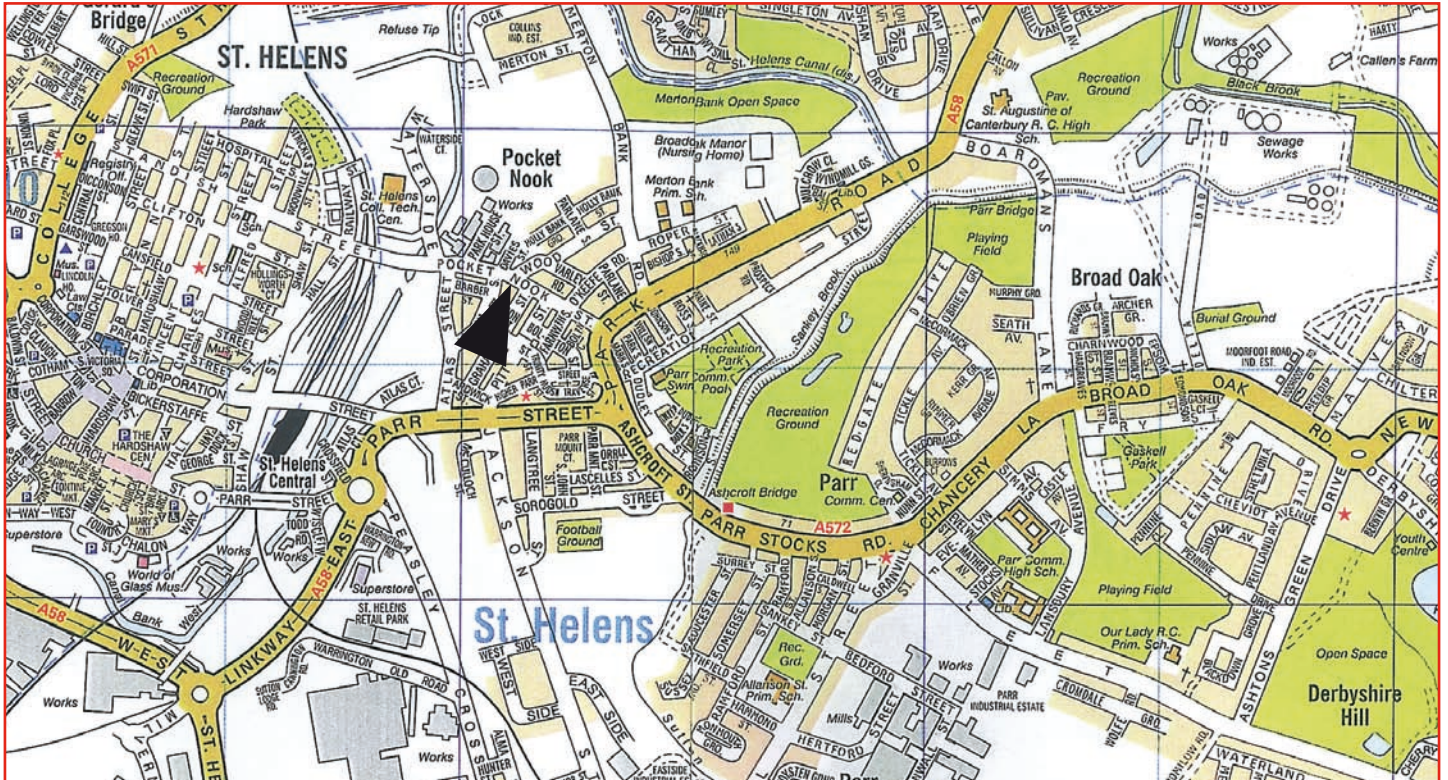
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LOCATION

The site is situated off Pocket Nook Street approximately half a mile North East of St Helens Town Centre.

Access to the M62 is provided approximately 3 miles to the South via the A570 St Helens linkway with access to the M6 approximately 6 miles to the North East being provided by the A580 East Lancs Road.

DESCRIPTION

A secure, surfaced open storage site.

SITE AREA

The approximate site area is 0.74 acres, as per the site plan provided for illustrative purposes only.

TERMS

The land is available for sale or alternatively, our clients will consider a letting on terms to be agreed.

PRICE / RENTAL

£225,000 subject to contract or £25,000 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged where applicable at the prevailing rate.

VIEWINGS

For further information / viewings please contact joint agents;

WHR Property Consultants

0161 228 1001

Littler & Associates

0161 237 1873 or 01942 252 803

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Misrepresentation Act 1967

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