



HIGH STREET
NEWTON LE WILLOWS

£400,000

FR
FRASER
REEVES

HIGH STREET, NEWTON-LE-WILLOWS

PROMINENT, 4 STOREY COMMERCIAL PROPERTY

An exciting opportunity to purchase a prominent 4 store central commercial property set on the very buoyant High Street. The high standard office building also benefits from a long rear garden offering further development potential.

On the ground are two reception offices, kitchen and W/C, with two offices on the first floor and further open plan office on the second floor plus a most useful basement with an office and board room.

Please note that the property is currently tenanted and will shortly be coming vacant and if interested parties can please respect the property is occupied this would be appreciated

The grounds include

General Services:

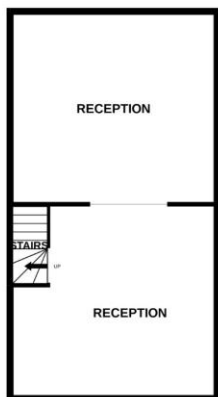
All mains services are believed to be connected to the property.

Local Authority: St.Helens Council.

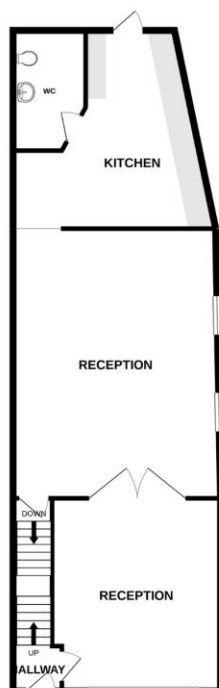
Council Tax: Band



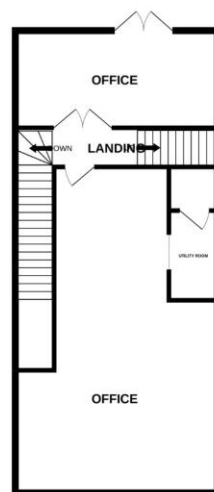
BASEMENT
582 sq.ft. (54.1 sq.m.) approx.



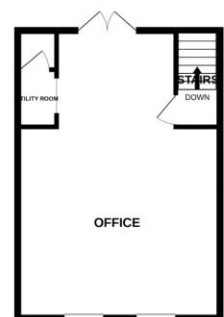
GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.

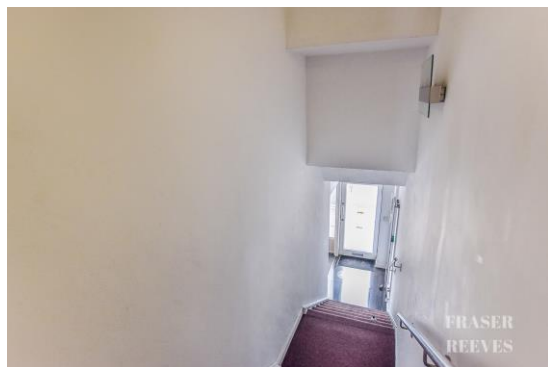


2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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