

St Helens Century House Hardshaw Street Merseyside WA10 1QU

- **Prominent Freehold and Virtual Freehold Office Investment**
- Central location within St Helens
- Prominent multi-let office building totalling 4,081 sq m (43,928 sq ft) with car parking
- Adjacent to Town Hall and Hardshaw Shopping Centre
- Asset management opportunity
- Total Current Gross Rents and Licence Fees Reserved
£379,946 pa
- Total Current Net Rents Reserved and Licence Fees Reserved
£367,096 pa



Ground Floor Lift Lobby



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold and Majority Leasehold.
Long Leasehold – Century House. Held for a term of 999 years from 22nd September 2005 from St Helens Council at a fixed ground rent of £12,850 per annum.
Freehold – Royal Alfred Car Park (16 spaces) - see legal pack.

Location

St Helens is a major industrial and commercial centre with a population of some 106,000 and comprises part of the extensive Merseyside conurbation. Liverpool lies within 12 miles to the west and Manchester 30 miles to the east. There are excellent road transport communications being between the M6 and M62 motorways, both of which are within approximately 5 miles.

The property is situated on Hardshaw Street and occupies an island site in the heart of the town centre, adjacent to the town hall, the bus station and Marks & Spencer which anchors the Hardshaw Shopping Centre. St Helens Central Station is situated approximately 200m to the east.

Description

The property, the tallest building in St Helens, is arranged on ground and eight upper floors to provide an office building which has had a remodelled ground floor reception area and a mixture of refurbished and unrefurbished office accommodation. The accommodation is largely open plan, configured around a central service core. The property benefits from 9 on-site car parking spaces with a further 16 at Royal Alfred Car Park. A further 27 spaces would be available by way of a separate lease at the adjacent Cloughton Street Car Park which is available if required.

The property provides the following accommodation and dimensions:

Ground Floor	667.11 sq m	(7,181 sq ft)
First Floor	440.35 sq m	(4,740 sq ft)
Second Floor	440.35 sq m	(4,740 sq ft)
Third Floor	440.35 sq m	(4,740 sq ft)
Fourth Floor	440.35 sq m	(4,740 sq ft)
Fifth Floor	394.64 sq m	(4,248 sq ft)
Sixth Floor	377.08 sq m	(4,059 sq ft)
Seventh Floor	440.35 sq m	(4,740 sq ft)
Eighth Floor	440.35 sq m	(4,740 sq ft)
Total	4,080.91 sq m	(43,928 sq ft)

NB. Floors areas (net internal) provided by Seller.

Multi Tenancy

The entire property is multi-let with a total current gross rents and licence fees reserved of £379,946 per annum (net rent £367,096 per annum). Some of the tenants include Dean Property Group Ltd, Riverside Housing Association, Provident Financial Management, People Plus, Pearson Professional Assessments Ltd, Marie Rimmer MP, Conor McGinn MP and T Mobile UK Ltd.
Please note a full tenancy schedule dated 11th November 2016 is available in the legal pack on Allsop's website or from the Auctioneers.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 121 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms J Perritt, Myerson Solicitors LLP. Tel: 0161 941 4000 e-mail: joanne.perritt@myerson.co.uk
Joint Auctioneer James Nichols, Paul Nichols & Co. Tel: 0161 834 7563 e-mail: james@paulnichols.com



6th Floor Lobby Area



Ground Floor Reception



5th Floor