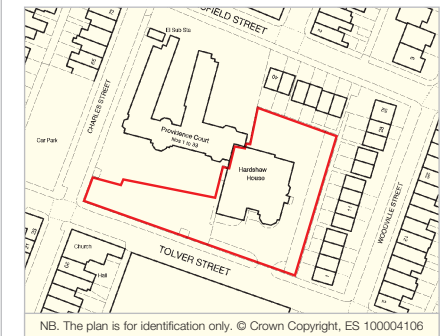


St Helens Hardshaw House, Tolver Street, Merseyside WA10 1EW

- **A Freehold Building**
- Previously used as office accommodation
- Occupies a Site Area of Approximately 0.249 Hectares (0.616 Acres)
- Possible potential for Development subject to obtaining all necessary consents

Vacant Possession

BY ORDER OF A HOUSING ASSOCIATION



Tenure

Freehold.

Location

The property is situated on the north side of Tolver Street opposite the Transport Museum, which is located off Hall Street close to the town centre with its shops and amenities. The more extensive amenities of both Liverpool and Manchester are accessible to the west and east respectively. Rail services run from St Helens Central Station and the A58, A570, A580 and M62 Motorway are all accessible.

Description

The property comprises a building arranged over lower ground, ground and three upper floors beneath a pitched roof which is internally arranged to provide office accommodation. Externally there are communal car parking areas to the front, side and rear. There is a fire escape (and an internal lift, which we understand is not working).

Accommodation

Lower Ground Floor – Six Rooms

Ground Floor – Reception Area, Nine Rooms, Ladies WC, Gents WC, Kitchen, Disabled Toilet, Store Room

First Floor – Twelve Rooms, Kitchen, WC, Store Room

Second Floor – Ten Rooms, Kitchen, WC, Two Store Rooms

Third Floor – Eight Rooms, Kitchen, Two x WCs

Site Area Approximately 0.249 hectares (0.616 acres)

NB. Floor plans are available on our website www.allcop.co.uk

Planning

Local Planning Authority: St Helens Council.

Tel: 01744 676945.

The property may offer potential development subject to obtaining all the necessary consents.

To View

The property will be open for viewing every Wednesday and Friday before the Auction between 11.45 a.m. – 12.45 p.m. These are open viewing times with no need to register. (Ref: MW).

VACANT – Freehold Building

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allcop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.