



# FOR SALE

**Freehold Workshop & Surfaced Yard (0.71 Acres)**  
Haydock Lane, St Helens, WA11 9UY

**SW**  
Sanderson  
Weatherall





## Summary

- Industrial workshop with large surfaced yard
- Located on the established Haydock Industrial Estate in St Helens
- Staff welfare block including WC's, kitchen and office
- GIA: 2,933 Sq Ft
- Site Area: 0.29 hectare (0.71 acres)
- Held Freehold under Land Registry Title Number MS212573
- Available For Sale
- **Guide Price £875,000 (STC)**





## Description

The subject property comprises an industrial site consisting of a workshop, staff welfare block and concrete surfaced yard area all set within a securely fenced site.

The workshop building is situated to the northern part of the site and comprises a circa 1970s/1980s detached steel portal frame unit with brick and blockwork elevations. A roller shutter loading door is positioned to the south eastern elevation onto the yard.

The remainder of the site comprises concrete surfaced yard areas used formerly for the storage of HGV trailer, vehicles and plant and equipment.

## Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Workshop / Staff Facilities	272.48	2,933
<b>Total</b>	<b>272.48</b>	<b>2,933</b>

## Site Area

0.29 hectares (0.71 acres)



## Location

The property is located on Haydock Lane, a prominent and well-established industrial area in Haydock, St Helens. The area benefits from excellent connectivity, being adjacent to the A580 East Lancashire Road and approximately 0.5 miles from Junction 23 of the M6 motorway, providing direct access to the regional and national motorway network.

The location is strategically positioned approximately equidistant between Manchester and Liverpool, and approx. 4 miles north of Warrington.

## EPC

'C-74'. A full copy of the EPC is available upon request.

## Rateable Value

£23,500 (2023 Rating List)

## Tenure

Held Freehold under Land Registry Title Number MS212573

## Guide Price

£875,000 (VAT may be applicable)

In the case VAT is applicable it will be payable in addition to the purchase price at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





## Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

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