

FOR SALE

Land at Atlas Street, St Helens, WA9 1JH

Aprox site area 2.62 acres 10,625m² (114,367 sq ft)



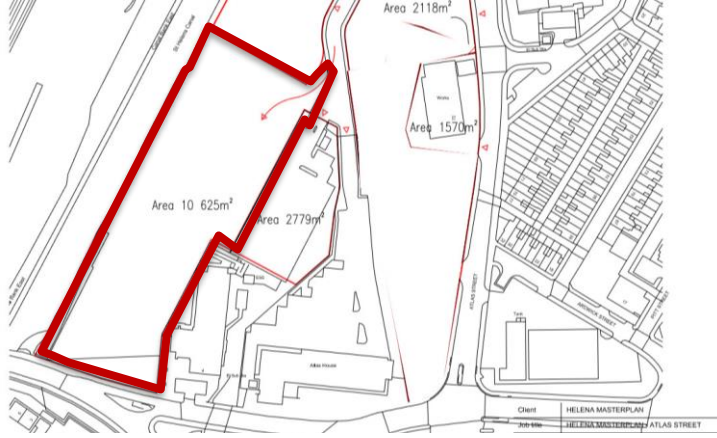
Housing / Apartment Development Opportunity

- Large Rectangular Shaped Site
- Close to St Helens Town Centre
- To be Sold Subject to Planning Permission
- Close to Adjoining Canal Bank East, Close to St Helen's Train Station, Main Bus Links
- Existing Road Connection from Atlas Street
- Suit Mixed Residential Apartments / Dwellings
- Adjoined by Office Developments and Residential Housing



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The site has a frontage onto Corporation Road and is accessed off Atlas Street which in turn connects with St Helen's Link Road. The site is bound on two sides by an existing 4/5 storey residential housing and business park offices to another and also to St Helen's Canal (Canal Bank East).

Nearby occupiers include residential housing to the south east and mixed use commercial offices within a short walk, along with St Helen's Central Train Station which links to the National Railway Network. There are a number of food supermarkets occupiers nearby including Tesco Extra, Aldi and Asda, all accessed off the Linkway East (the A58). The town centre, a short walk or drive away, provides a wealth of a number of High Street chains, shopping centres and restaurants. There are also a number of local primary schools within the immediate vicinity, along with walks along St Helen's Canal connected close by.

DESCRIPTION

The land provides an irregular shaped, cleared level site fronting onto St Helen's Canal part fronted onto Corporation Street and an existing access way leading up to the entrance of the site on Atlas Street which provides an approximate site area of 2.62 acres.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

Total Site Area	2.62 acres
	10,625 m ²
	114,367 sq.ft

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage nearby, purchasers advised to make their own enquiries.

RATEABLE VALUE

There is no current Rateable Value as a vacant land site

PLANNING

There is currently no planning approvals for the site and the site will be sold subject to Planning Consent on a conditional contract.

TENURE

The Site is understood to be held freehold.

PRICE

Offers in the region of

£2 million

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk