

Office Investment

For Sale



Worsley House, North Road, St Helens  
WA10 2BL



# Worsley House

North Road, St Helens WA10 2BL



## Agreement

For Sale



## Detail

Office Investment



## Price

£950,000 pax



## Size

988.69 sq m (10,642 sq ft)



## Location

St Helens, WA10 2BL



## Property ID

791.RGD

**For Viewing & All Other Enquiries Please Contact:**



## Robert Diggle

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Director

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## Property

The subject property comprises a two storey framed building with external brick cladding and double pitched roof clad in metal cappings built mid 20th Century.

Internally, the ground floor has recently been refurbished to an excellent specification offering suspended ceilings incorporating recessed lighting, painted walls, carpeted floors, dedicated toilet, kitchen and benefits from full air conditioning.

The ground floor is self-contained with its own dedicated entrance.

The first floor arranged into two individual offices, each with their own dedicated entrance and services.

Externally, the property benefits from a rear external car park on open ground for approximately 22 cars with a further 8 car parking spaces surrounding the building.

## Accommodation

We have measured the property on the basis of its Net Internal Area as follows:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	532.80	5,735
Suite 1 First Floor	269.74	2,903
Suite 2 First Floor	186.15	2,004
<b>Total</b>	<b>988.69</b>	<b>10,642</b>

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned and the property has a rating in Band C.

### Rating

The property is entered in the 2026 Rating List with effect from 1 April 2026 as follows:

Description: Offices & Premises – RV £81,500.

### Tenure

Worley House itself is held Freehold under Title No: MS40300.

The car park to the rear is held Long Leasehold under Title No: MS314391 by way of a lease for 999 years from 3 December 1990.

### Tenancy

The property is held by way of a lease to GPW Design Services Ltd (GPW) for a period of 10 years commencing on 1 November 2025, expiring on 31 October 2035 at a rent passing of £90,000 per annum. This is on a full repairing and insuring basis.

GPW transitioned to become an employee and business on 7 November 2019 and is now majority owned by an Employee Ownership Trust (EOT).

### Sub Tenants

GPW occupy the ground floor suite with suites 1 & 2 on the first floor sub-let as follows:

- Suite 1 – Serene Services Ltd – a 10 year lease expiring on 30 October 2035 at a rent passing of £20,000 pa with a break clause with effect from 30 October 2028.
- Suite 2 – SOS Home Care Ltd – a 10 year lease expiring on 30 October 2035 at a rent passing of £12,000 pa with a break clause with effect from 30 October 2028.

### Tenant Covenant

The head lease is with GPW Design Services Ltd Company No: 01248003.

### Terms

Our client's freehold/long leasehold interest subject to the lease to GPW Design Services Ltd is placed to the market with a guide price at £950,000 reflecting a net initial yield of 8.96% assuming usual purchasers costs.

### VAT & Legal Costs

We understand that transaction will be subject to VAT. Each party is to be responsible for their own legal costs incurred in documenting the transaction.

### Additional Information

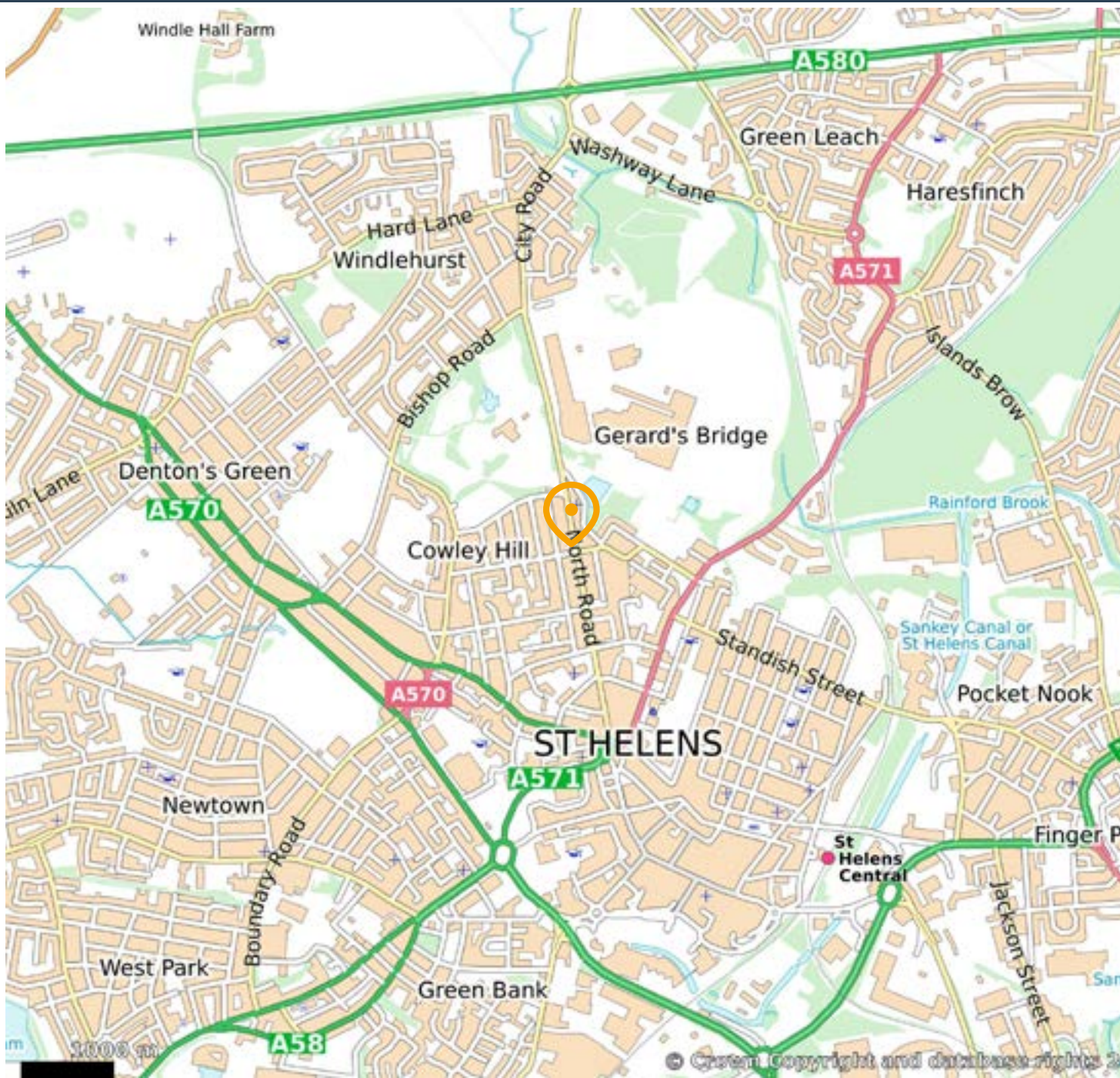
Additional information to include the following is available:

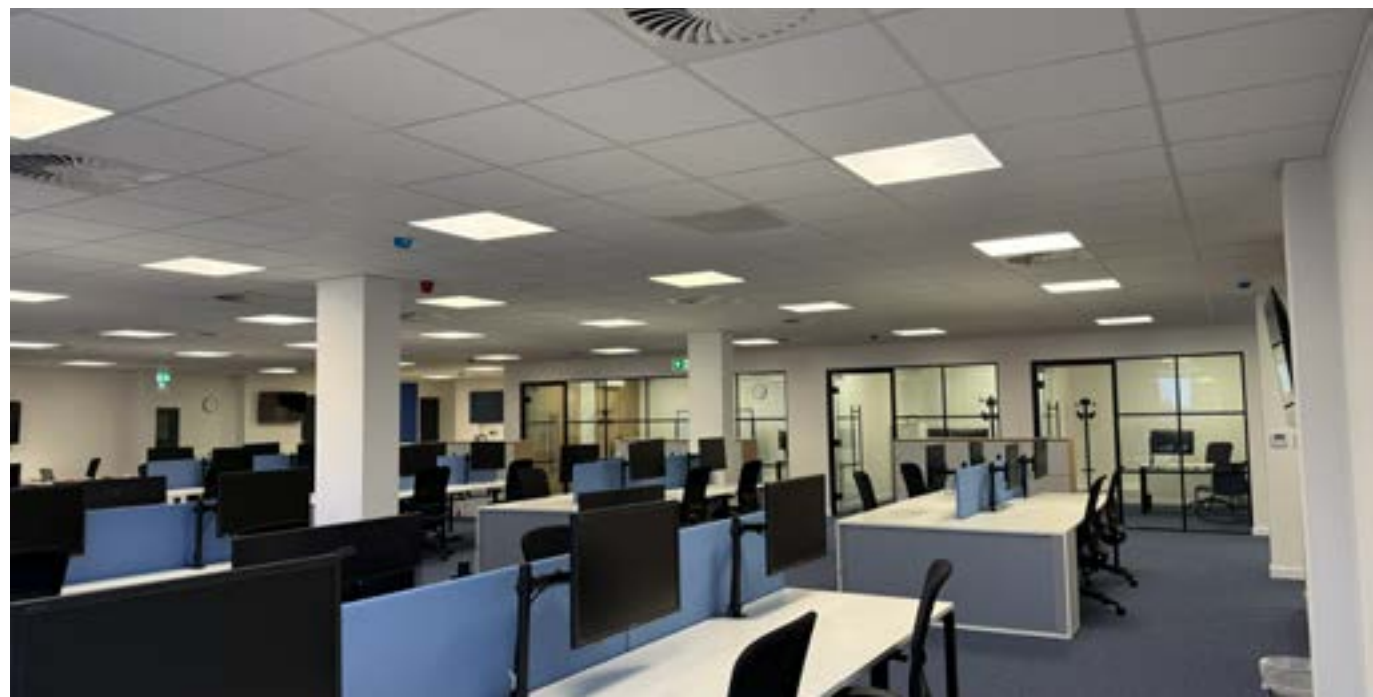
- Land Registry documents & associated plans.
- Lease to GPW Design Services Ltd.
- Asbestos report, EPC.

## Location

The subject property is located fronting Windle Street between North Road and Chapel Street approximately half a mile north of St Helens Town Centre.

The immediate land use in the area comprises a mixture of terrace and semi-detached houses. The lies a short walking distance from Victoria Park with the nearest supermarket being Lidl on the edge of St Helens Town Centre.









**FOR IDENTIFICATION PURPOSES ONLY**