



294 Clipsley Lane

Haydock WA11 0JQ

Ground floor commercial premises
55.79 SQM (600 SQFT) plus garage

£12,000 **per annum**

- Suitable for a variety of uses subject to necessary consents
- Busy arterial road location
- High levels of passing traffic and footfall
- Close to Haydock centre

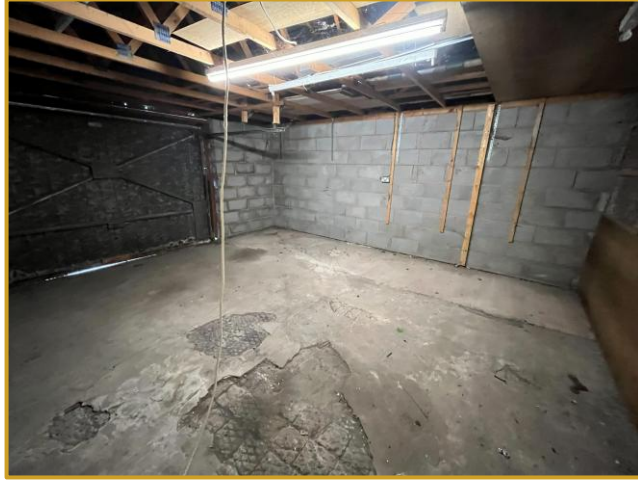
To Let

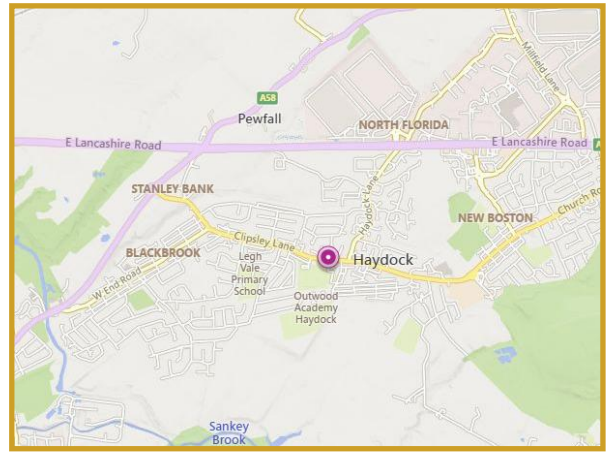
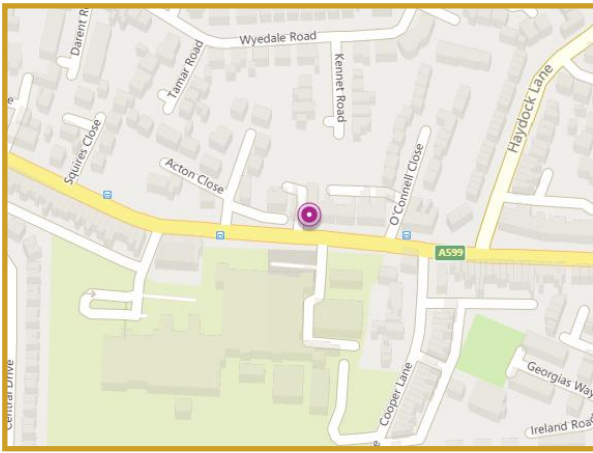
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject property is situated fronting Clipsley Lane, occupying a prominent position. Clipsley Lane is a busy main route through the centre of Haydock benefiting from high levels of passing vehicular and pedestrian traffic. The surrounding area comprises a high density residential population with a range of retail and service providers in the immediate locality. These include convenience stores, hot food takeaways, hair and beauty salons, and other neighbourhood amenities which serve the local community. The property also benefits from excellent regional connectivity, with the A580 East Lancashire Road and junctions of the M6 motorway located within close proximity.

Description

The property comprises a self-contained ground floor commercial unit, suitable for a variety of uses, subject to the necessary consents. The accommodation benefits from a prominent fully glazed shop frontage, providing excellent natural light and visibility to passing pedestrian and vehicular traffic. Internally, the property offers predominantly open plan accommodation with ancillary preparation and storage areas, providing flexibility to suit an occupier's requirements. An attached garage provides useful additional storage.

Accommodation

The premises offers accommodation of circa 55.79 sqm (600 sqft) plus a garage offer storage space of 23.30 sqm (251 sqft)

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

	Rateable Value	Estimated Rates Payable
Shop & premises	£3,000	£1,146 p.a.

Rent

£12,000 per annum exclusive

Terms

The premises are available to let on a full repairing and insuring lease basis. Our client is seeking a minimum lease term of 5 years but will consider longer. A deposit will be requested subject to status.

Planning

We understand the property benefits planning under use class E meaning a variety of commercial uses are considered suitable. Interested parties should make their own enquiries direct with St Helens Council to ensure their proposed use is permitted under the current permission

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is not payable. Your legal adviser should verify

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0900

July 2026

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Wigan, WN3 6PR

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.