



HJ Collection Ltd have completed a number of Permitted Development schemes across the North of England over the last few years and these have been finished to a very high standard, thus attracting the professional Tenant/Buyer.

This development is in the town of St Helens, a former industrial centre that has received significant investment in regenerating both the retail and residential sectors.



An introduction and...

EXECUTIVE SUMMARY



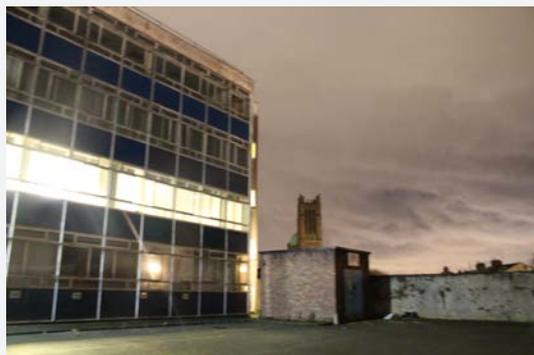
St Helens is a large town in Merseyside, with a population of 102,629. It is the administrative centre of the Metropolitan Borough of St Helens, which had a population of 176,843 at the 2001 Census. St Helens is in the south west of the historic county of Lancashire, 6 miles north of the River Mersey.

Since the millennium St Helens has become a focus for a whole borough scheme of Urban Regeneration initiatives in coordination with local Housing Authorities, Business and Art Projects in addition to European, Regional and Central Government funding such as the Neighbourhood Renewal Fund, the North West Regional Development Agency and The Mersey Partnership as part of the European Regional Development Fund.

The subject property is situated off the town centre of St Helens close to the police station, YMCA centre, The Magistrates Court, St Helens Town Hall and the town centre shopping areas, making this ideal for town centre living.

The local transport links are within a 15 minute walk of the building with a direct link to Liverpool within 30 minutes and Manchester city centre within 40 minutes. The office block on College street was formerly the local tax office before standing empty for many years. The opportunity comprises of an office building constructed in three blocks known as North, East and South blocks around a central car park.

The North block is a single storey flat roofed construction with the East block being the main block with frontage to College Street having accommodation over 3 floors and the South block having accommodation over 4 floors. The central car parking area provides spaces for 20 plus vehicles.



Development overview

THE BIG NUMBERS

- **112 one & two bed apartments**
- **Purchase price: £1,736,000**
- **Development costs: £5,503,000**
- **Total costs: £7,239,000**
- **Value: £10,945,000**

This site also offers the potential to add new build apartments to the scheme, the end product will provide 55 one and 2 bed apartments finished to a high standard within the existing building space. The new build potential will add an additional 57 one bed apartments to the scheme, making the residential figure to 112 high end units available to rent in the town centre.

