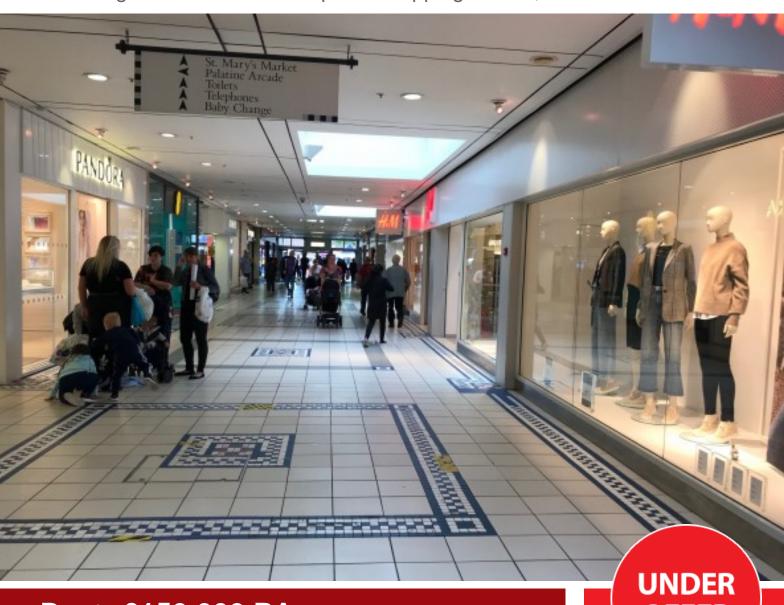


Leeds Office: 0113 388 4848

**Manchester Office**: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS A1

1 La Grange Arcade Church Square Shopping Centre, St Helens



Rent: £150,000 PA **Ground Floor Area** 3,360 Sq ft / 312 Sq M

**OFFER** 

## Viewing Strictly through the joint letting agents.

**Barker Proudlove** 

Mob: 07717 661389

Jon Lovelady

Email: jon@barkerproudlove.co.uk

**Lunson Mitchenall** 

John Fowler Tel: 020 7478 4950

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**Simon Colley** 

Mob: 07966 181708



Leeds Office: 0113 388 4848

**Manchester Office**: 0161 631 2852

### Location:

St Helens is a town in Merseyside, located 12 miles east of Liverpool and 25 miles west of Manchester. The town has excellent road links via the M6, M62 and M57 motorways, plus the A580 and A570 trunk roads. St Helens has a population of just over 100,000 with a primary retail catchment of c. 450,000.

Church Square Shopping Centre dominates retailing in St Helens. The scheme is anchored by Boots, Superdrug and River Island with national retailers including Bodycare and T J Hughes.

The subject unit is located at a busy entrance to La Grange Arcade from Church Square, providing a highly visible return frontage. JD Sports are directly opposite with Superdrug, Vision Express and Roman Originals trading nearby.

Demise:	Sq Ft	Sq M
Ground Floor	3360	312.15
First Floor	2664	247.49

#### Rent:

Upon application

### Tenure:

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### **Business Rates:**

The unit has a rateable value assessment of £74,500

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

### Service Charge:

Available on request

#### EPC:

Energy Performance Asset Rating - D

### **Legal Costs:**

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

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### **Date Prepared:**

February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

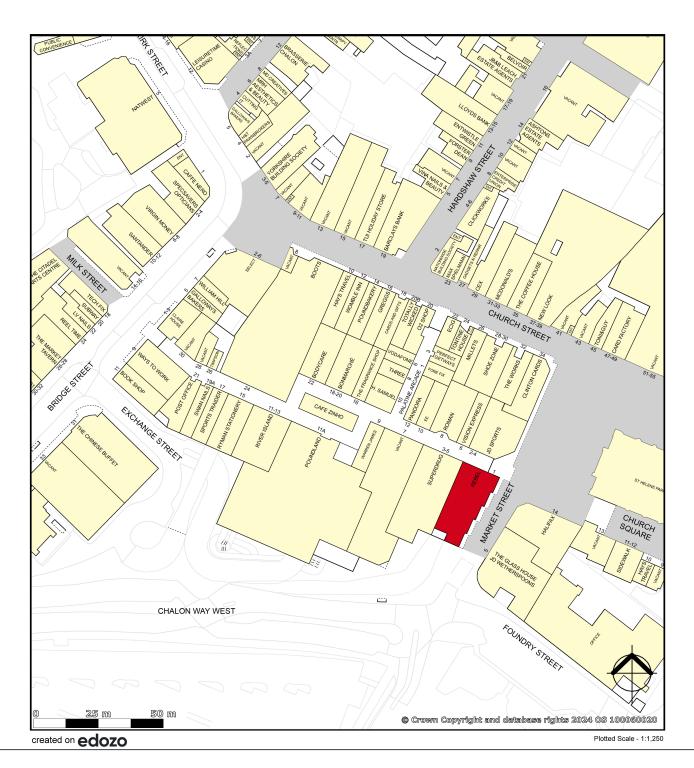
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### 1 La Grange Arcade, St Helens



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