

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****UNDER
OFFER****Viewing Strictly through the joint letting agents.****Barker Proudlove****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk****Simon Colley****Mob: 07966 181708****Email: simon@barkerproudlove.co.uk****Lunson Mitchenall****John Fowler****Tel: 020 7478 4950****Email: JohnF@lunson-mitchenall.co.uk**

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

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