

# TO LET

14-16  
Bridge Street  
St Helens  
WA10 1NR



## Location

The property is a well known local landmark, in close proximity to Church Street and directly opposite one of the main entrances to Church Square Shopping Centre. In addition the Citadel Theatre is located opposite and St Helens College is situated within very close proximity.

Neighbouring occupiers include Boots, Specsavers, Caffe Nero and Game along with leisure occupiers such as The Chinese Buffet, Kaspas, Hudson Smokehouse and Nando's.

## Accommodation

The premises benefit from A3/A4 planning consent with the upper floors in the process of being converted to high quality residential.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,228	207.0
Basement	2,152	199.9

## Rent

On application

## Tenure

The premises are available by way of a new effective FRI lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

## Business Rates

The property is to be reassessed following reconfiguration. Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

## EPC

Energy Performance Asset Rating - Available on Request

## 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.

**SUBJECT TO CONTRACT**

Details prepared December 2017

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

**Grant Owens**

+44 (0)161 631 2853

+44 (0)7808 646576

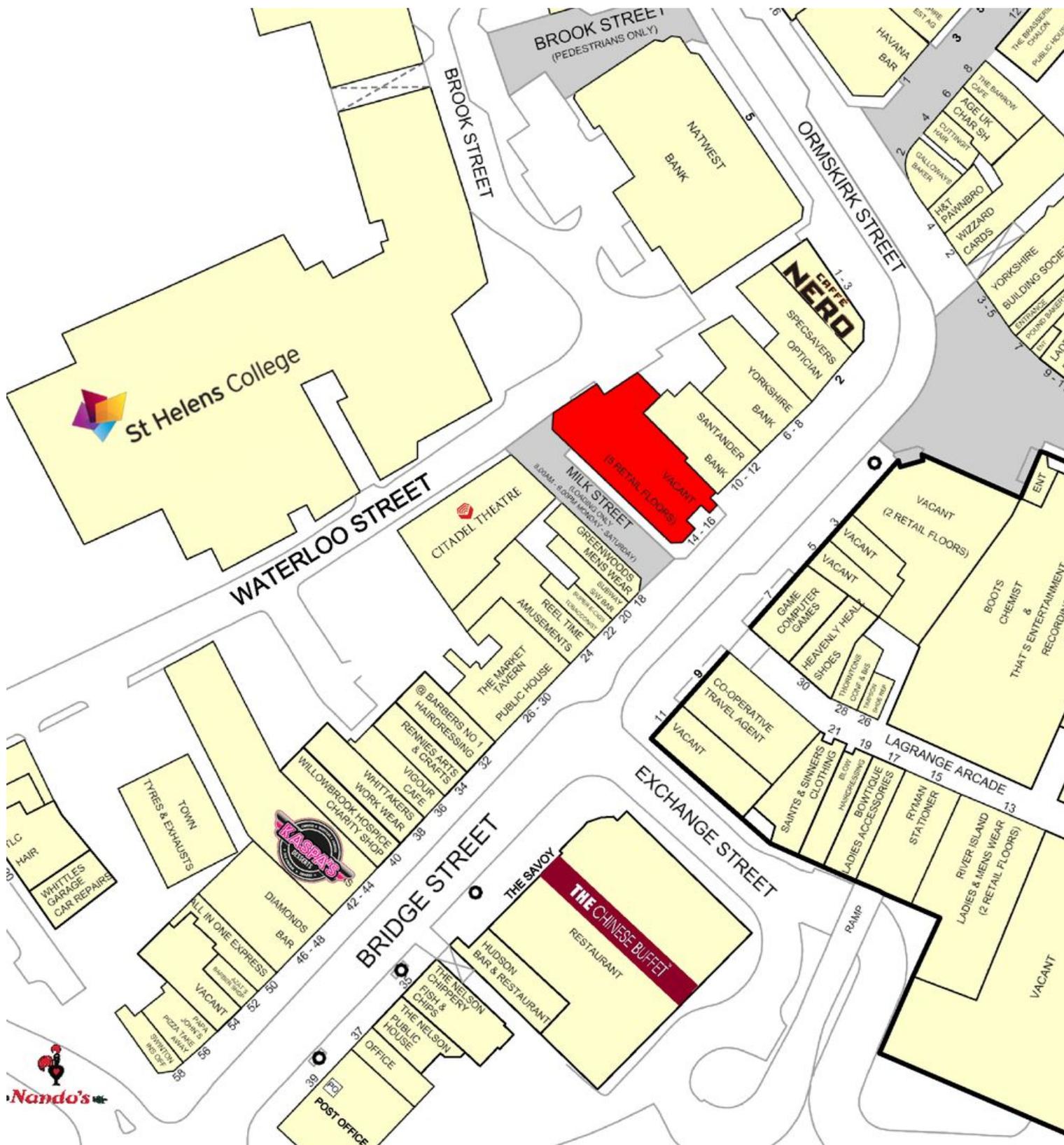
[grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)

**Gary Crompton**

+44 (0)161 631 2855

+44 (0)7554 402314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)



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