

TO LET

2 – 6 Church Street Church Square Shopping Centre St Helens



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 H&M with national retailers including Poundland, Bodycare and River Island.

The unit fronts Church Street, at the junction with Bridge Street which links the town's prime high street to the main leisure hub which includes Cineworld, Nando's, JD Wetherspoon and Pizza Hut. Occupiers in the immediate vicinity include Caffè Nero, Boots, Specsavers, Game and The Chinese Buffet.

Accommodation

The property can be extended or subdivided to suit a variety of requirements. Full details are available upon request.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	3,964	368.3
First Floor	4,185	388.8
Ancillary	4,186	388.9

Rent

On application

Tenure

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 2017 draft valuation rateable value assessment of £139,000.

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

EPC

Energy Performance Asset Rating - E

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 October 2018

Viewing Strictly through the joint letting agents.

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