

TO LET

28 – 30 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, the prime high street pitch in St Helens. Occupiers in the immediate vicinity include McDonalds, Clarks Shoes, Millets, Clinton Cards, Virgin Media and New Look.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,153	200.0
First Floor	2,109	195.9

Rent

Upon 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 £77,000.

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

Service Charge

The on-account service charge for the year 2018 stands at approximately £18,519.96.

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.

SUBJECT TO CONTRACT

Details prepared October 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

Tom Prescott

+44 (0)161 631 2852

+44 (0)7841 168 163

tom@barkerproudlove.co.uk

Lunson Mitchenall

John Fowler

020 7478 4950

JohnF@lunson-mitchenall.co.uk

James Moss

020 7478 4961

jamesm@lunson-mitchenall.co.uk

