

# To Let



## St Helens

Unit 64, 10 La Grange Arcade

Ground Floor: 975 sq ft (90.58 sq m)

Rent on Application

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**Location & Description:**

- **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, and is anchored by Boots, Superdrug and TJ Hughes with national retailers including Bodycare and River Island.**
- **The subject unit is located on La Grange Arcade, St Helens' prime internal mall.**

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**Demise:**

Ground Floor 975 sq ft (90.58 sq m)  
Ancillary 863 sq ft (80.18 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge stands at approximately £14,160.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £27,250.

**Date Prepared:**

December 2024

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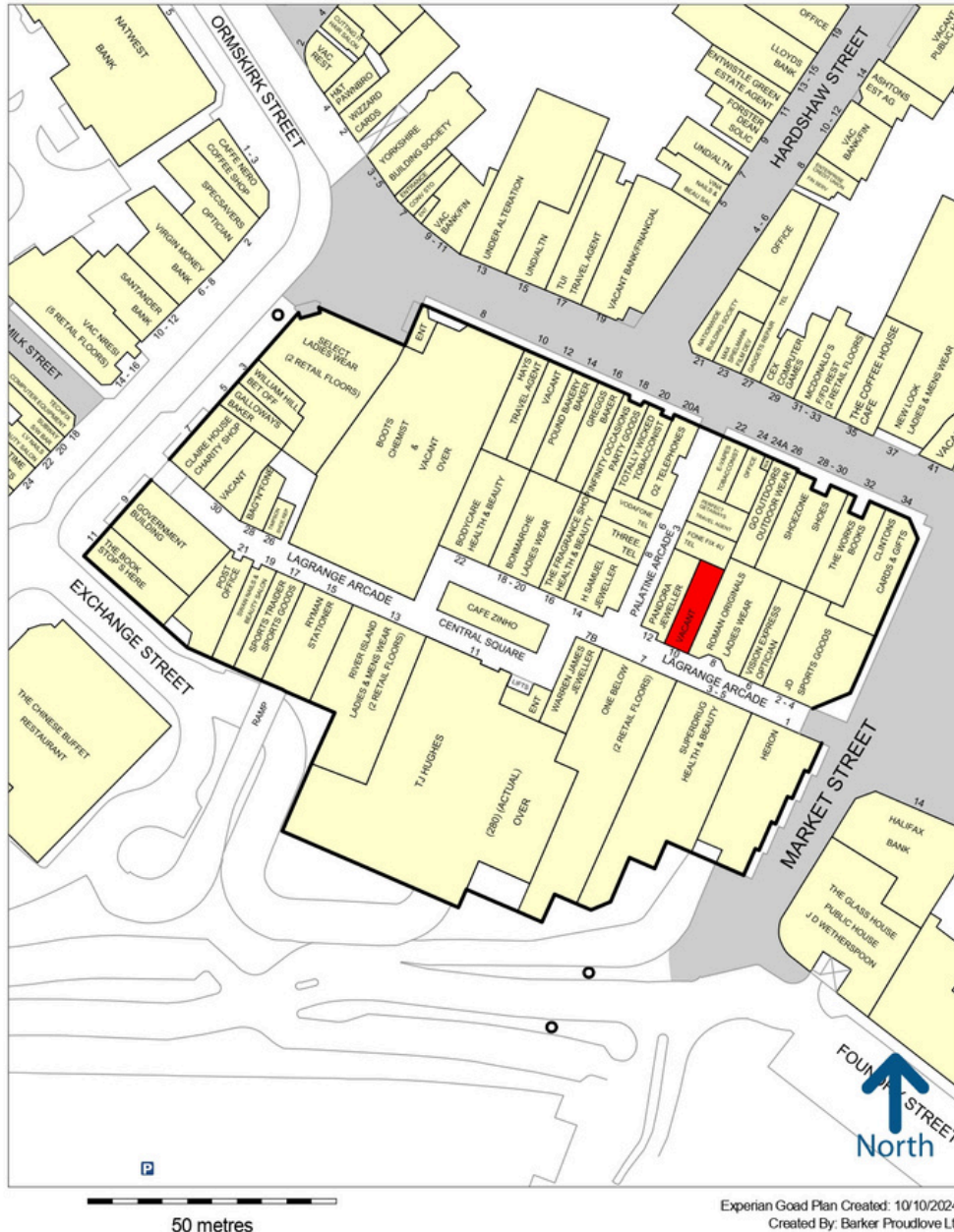
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St Helens



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