

# To Let



## St Helens

Unit 30a, La Grange Arcade

1,179 sq ft (109.53 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.

**Demise:**

Ground Floor 1,179 sq ft (109.53 sq m)

**Rent:**

Available upon request.

**Lease:**

New FRI lease for a term to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

To be assessed.

**Date Prepared:**

April 2024

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