

# To Let - **Under Offer**



## St Helens

1 La Grange Arcade

Ground Floor: 3,360 sq ft (312.15 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. The scheme is anchored by Boots, Superdrug and River Island with national retailers including TJ Hughes and Bodycare.
- The subject unit is located at the busy entrance to La Grange Arcade from Church Square, providing a highly visible return frontage. JD Sports are directly opposite with Superdrug, Vision Express and Roman Originals trading nearby.

**Demise:**

Ground Floor 3,360 sq ft (312.15 sq m)  
First Floor 2,664 sq ft (247.49 sq m)

**Rent:**

Available upon request.

**Lease:**

Subject to vacant possession, the premises are available by way of a 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:**

Rateable Value (April 2023) - £74,500.

**Date Prepared:**

April 2024

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St Helens



50 metres  
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