

To Let



St Helens

Unit 64, 10 La Grange Arcade

Ground Floor: 975 sq ft (90.58 sq m)

Rent on Application

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 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

Contact Us:

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

Joint Agent:

Lunson Mitchenall

John Fowler

020 7478 4950

johnf@lunson-mitchenall.co.uk



St Helens



Experian Goad Plan Created: 10/10/2024
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.