

To Let



St Helens

26 Church Street

Ground Floor: 1,168 sq ft (108.60 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 the busy Church Street close to McDonalds, Shoe Zone and The Works.**
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Demise:

Ground Floor Sales 1,169 sq ft (108.60 sq m)

First Floor Ancillary 595 sq ft (55.28 sq m)

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £12,250.

Date Prepared:

September 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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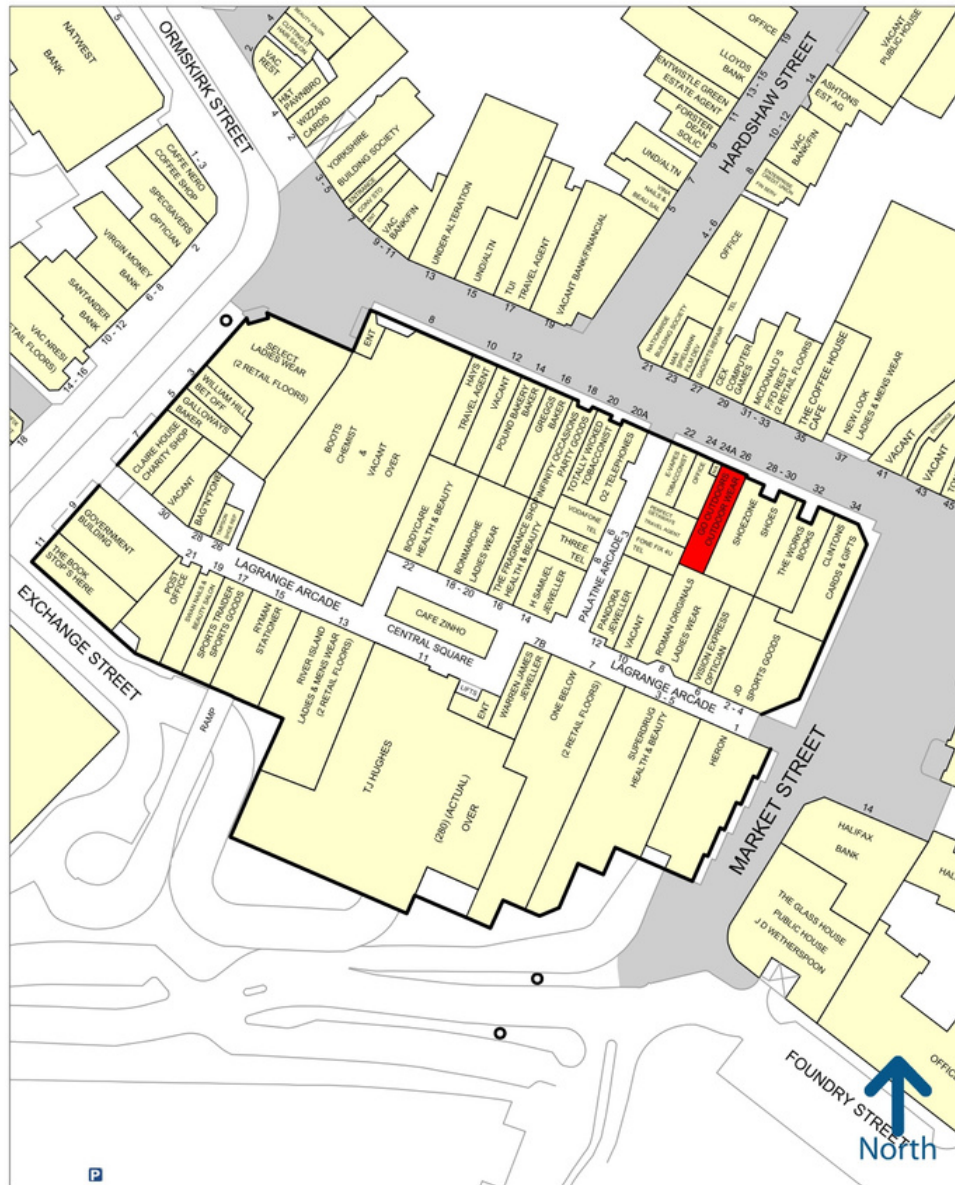
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St Helens



50 metres
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Created By: Barker Proudlove Ltd

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