

TO LET

Unit 12

8,656 sq.ft

(804.17 sq.m)

Potential to split 1,500 sq.ft up to 8,656 sq.ft



M

FOUR ACRE

///areas.meanest.mirroring

Four Acre Lane Convenience Centre
St. Helens, Merseyside
WA9 4BZ

Occupiers Include

Morrisons Daily

BETFRED

Heron Foods

DESCRIPTION

Four Acre Lane Convenience Centre is located in Clock Face approximately 4 miles south of St Helens, just off the B5419 which provides quick and easy access into and out of the town centre. Four Acre Lane is a popular, local neighbourhood centre providing over 30,000 sq.ft of space let to a variety of national, regional and local occupiers.

- 14 units
- Accessible location just off B5419 and served by numerous local bus routes
- Ample, unrestricted free parking
- Tenants include Heron, Morrisons Daily, Bet Fred, Bargain Booze, Waterfields Bakers and Four Acre Chemist

ACCOMMODATION

The unit is planned on ground floor, only having an area of approximately 8,656 sq.ft (804.17 sq.m). The unit can be split to provide bespoke space – please contact the agents for details and to discuss options.

RENT

Rent on application.

RATEABLE VALUE

Rateable Value : £97,000 which is under appeal. The Rateable Value will be re-assessed if the space is split. Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

SERVICE CHARGE & INSURANCE

Service Charge : £9,558.48 + VAT

Insurance : £3,196 + VAT

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The unit holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT at the prevailing rate is payable on all sums due to the landlord.



31,252 sq.ft

Total development



14

Lettable units on site



**areas.
meanest.
mirroring**

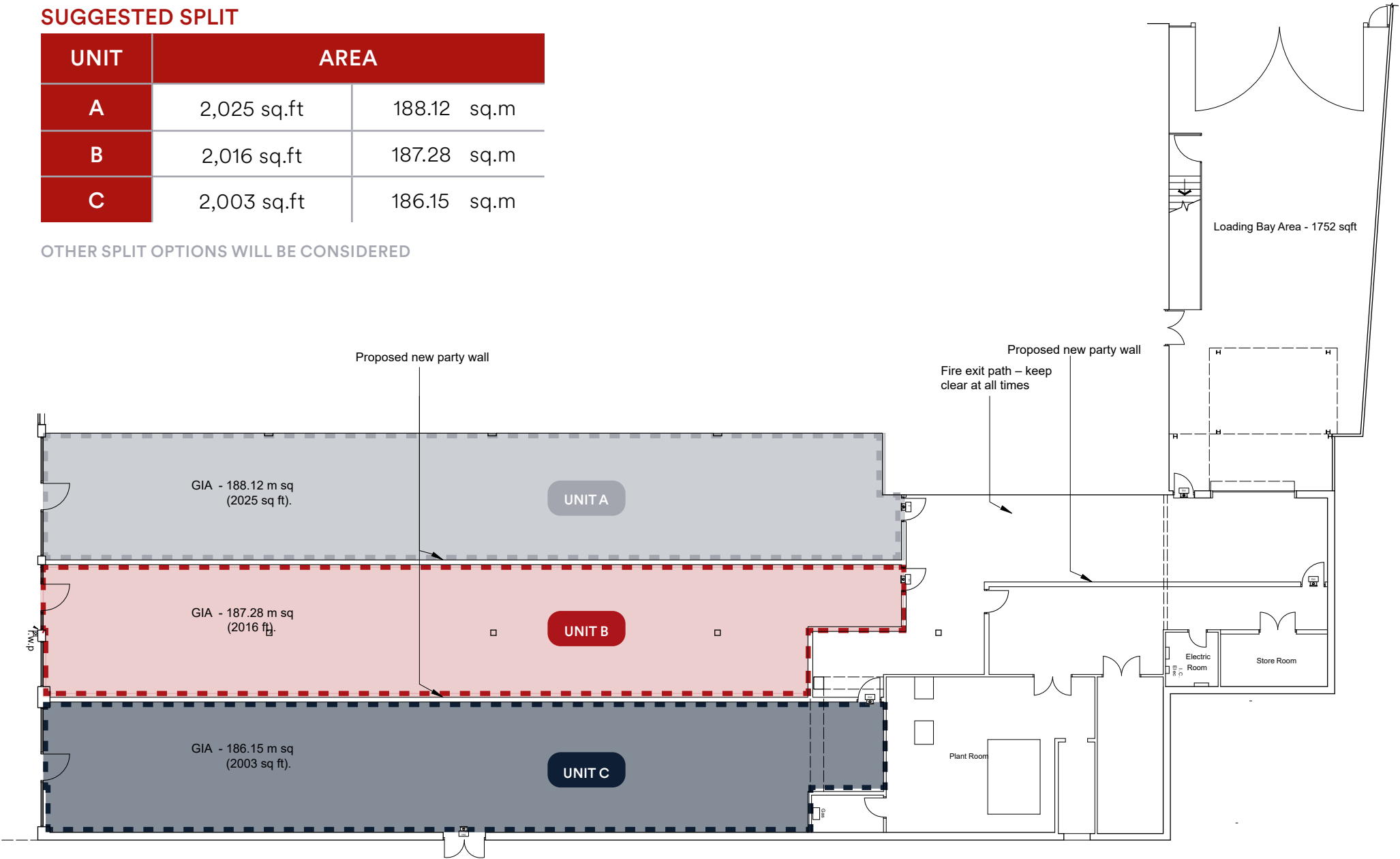
What Three Words



SUGGESTED SPLIT

UNIT	AREA	
A	2,025 sq.ft	188.12 sq.m
B	2,016 sq.ft	187.28 sq.m
C	2,003 sq.ft	186.15 sq.m

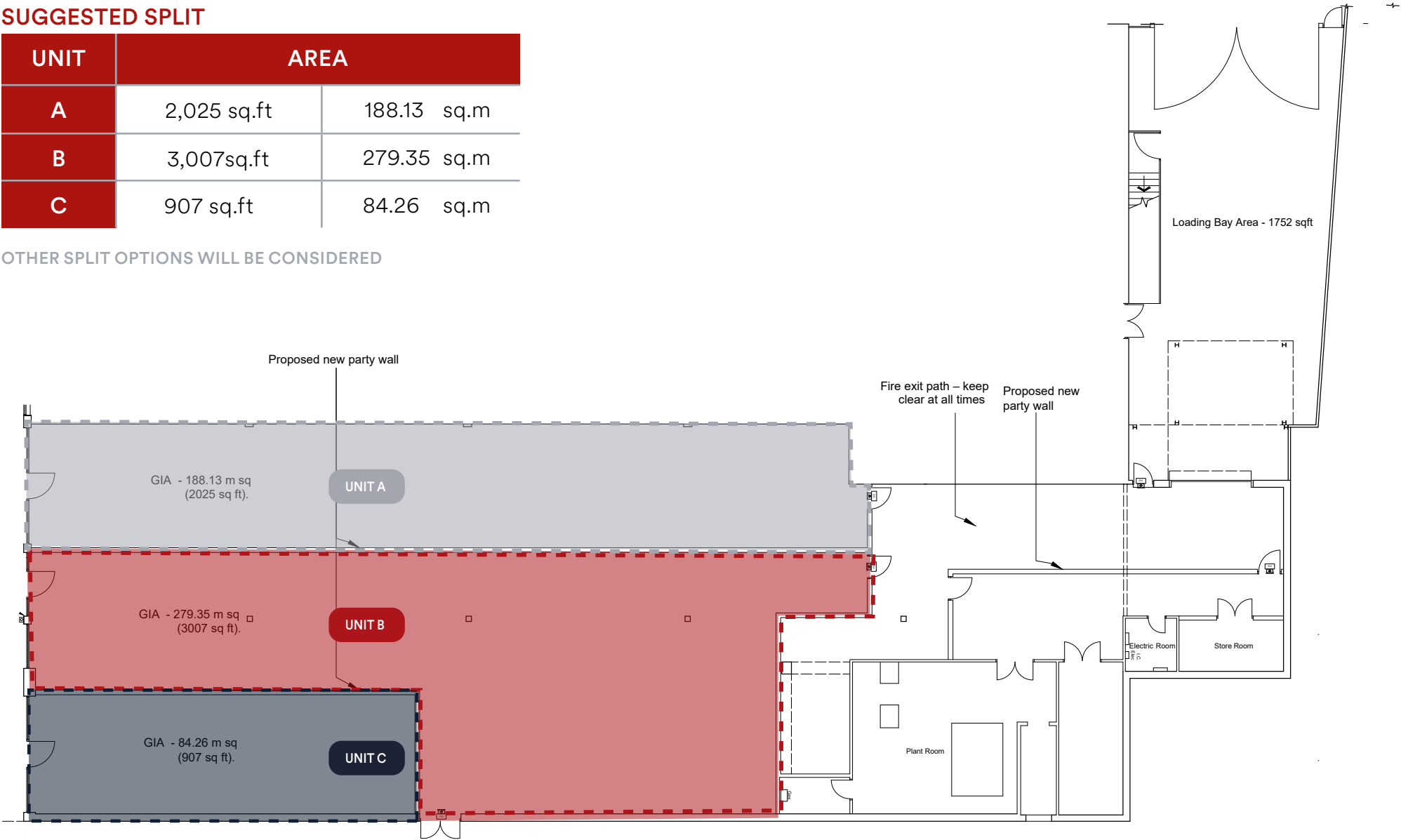
OTHER SPLIT OPTIONS WILL BE CONSIDERED



SUGGESTED SPLIT

UNIT	AREA	
A	2,025 sq.ft	188.13 sq.m
B	3,007sq.ft	279.35 sq.m
C	907 sq.ft	84.26 sq.m

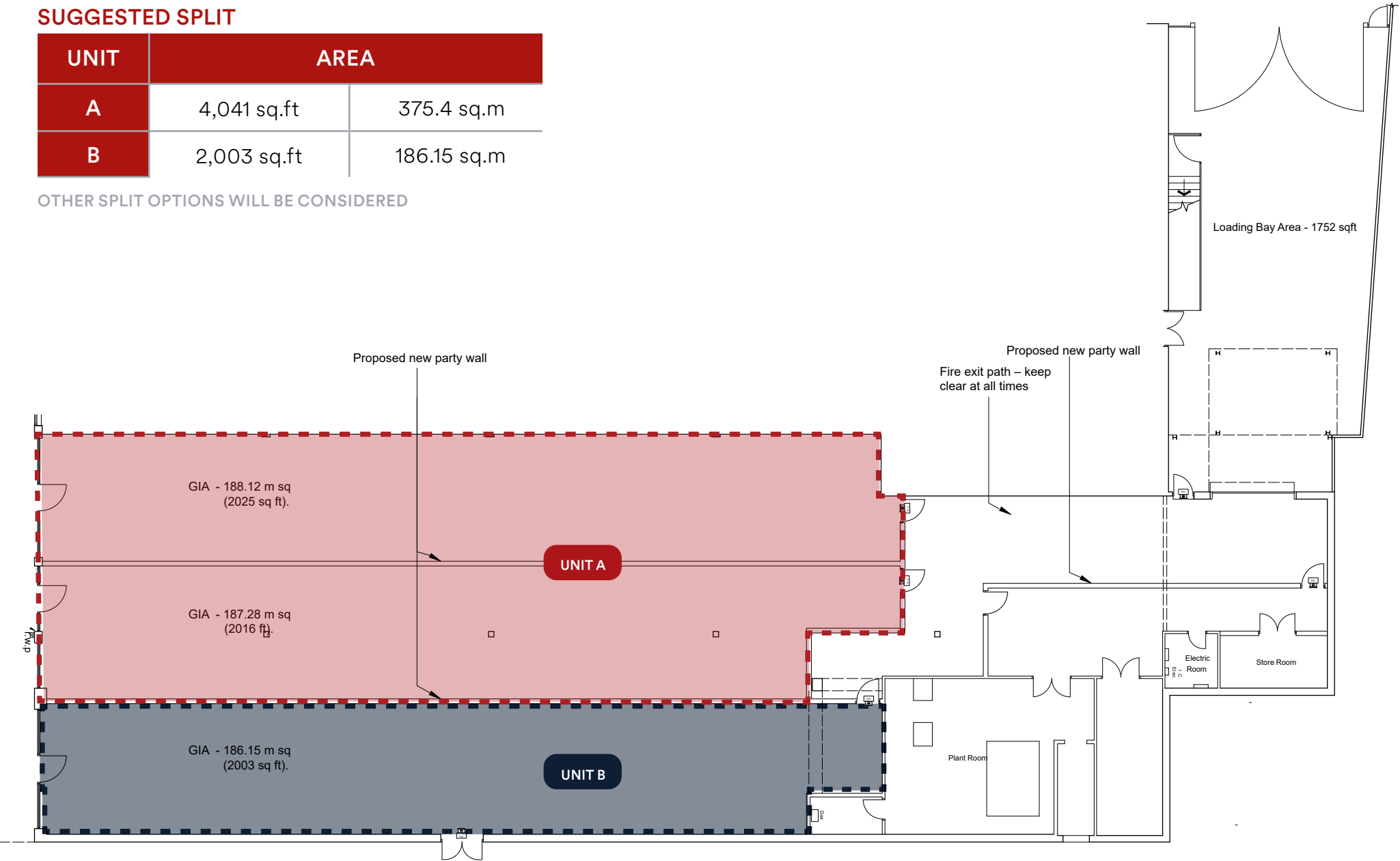
OTHER SPLIT OPTIONS WILL BE CONSIDERED



SUGGESTED SPLIT

UNIT	AREA	
A	4,041 sq.ft	375.4 sq.m
B	2,003 sq.ft	186.15 sq.m

OTHER SPLIT OPTIONS WILL BE CONSIDERED





View on Google Maps



LOCATION

Clock Face is approximately 4 miles south of St Helens, just off the B5419 which provides quick and easy access into and out of the town centre.

Four Acre Lane is a popular, local neighbourhood centre providing over 30,000 sq.ft of space let to a variety of national, regional and local occupiers.

SERVICES



Lockers 0113 388 4848
InPost 07870 999 618
steveh@barkerproudlove.co.uk



Service Area



**Ample Free
Parking Spaces**



mcoreproperty.com



George Kearney

07714 679 202
GKearney@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



Steve Henderson

0113 388 4848
07870 999 618
steveh@barkerproudlove.co.uk

Kiera McLaughlin

0113 388 4848
07591 835 776
Kiera@barkerproudlove.co.uk



Richard Webster

0113 433 0117
07739 680 472
rw@newswebster.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP Rouse, Pennett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 196 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. **SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.