

SHOPPING CENTRE PROPERTY / CLASS A1

7b La Grange Arcade Church Square Shopping Centre, St Helens

**Rent: On application****Area**

1,011 Sq ft / 94 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove**

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Location:

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 H&M with national retailers including Poundland, Bodycare and River Island.

The subject unit occupies a prominent corner position in La Grange Arcade, adjacent to H&M. Other retailers in the immediate vicinity include Poundland, Superdrug, H Samuel and Pandora.

Demise:	Sq Ft	Sq M
Ground Floor	1011	93.92
First Floor	783	72.74

Rent:

Upon application

Tenure:

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 draft valuation rateable value assessment of £39,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £8,796.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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