

SHOPPING CENTRE PROPERTY / CLASS A1

28 La Grange Arcade Church Square Shopping Centre, St Helens



Rent: On application

Area

661 Sq ft / 61 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 is located on La Grange Arcade, St Helens' prime internal mall. Retailers trading in close proximity include Boots the Chemist, Thomas Cook, Game and Ryman.

Demise:	Sq Ft	Sq M
Ground Floor	661	61.41
First Floor	628	58.34

Rent:

Upon application

Tenure:

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 rateable value assessment of £12,500.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

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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