

SHOPPING CENTRE PROPERTY / CLASS A1**2 - 6 Church Street Church Square Shopping Centre, St Helens****LET****Rent: On application****Area****3,964 Sq ft / 368 Sq M****Viewing Strictly through the joint letting agents.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk****Lunson Mitchenall****John Fowler****Tel: 020 7478 4950****Email: JohnF@lunson-mitchenall.co.uk**

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 unit fronts Church Street, at the junction with Bridge Street which links the town's prime high street to the main leisure hub which includes Cineworld, Nando's, JD Wetherspoon and Pizza Hut. Occupiers in the immediate vicinity include Caffè Nero, Boots, Specsavers, Game and The Chinese Buffet.

Accommodation:

The property can be extended or subdivided to suit a variety of requirements. Full details are available upon request.

Demise:	Sq Ft	Sq M
Ground Floor	3964	368.27
First Floor	4185	388.8
Ancillary	4186	388.89

Rent:

On 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 2017 draft valuation rateable value assessment of £139,000.

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.

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

For further details visit Gov.uk or contact the

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