

## ST HELENS

### 9 LA GRANGE ARCADE – CHURCH SQUARE SHOPPING CENTRE

#### LARGE SHOP UNIT TO LET - SUBJECT TO VACANT POSSESSION



- Large Store
- 100% Prime Location
- Adjacent to River Island

#### Service Charge

The service charge for the current year is £115,782.

#### Terms

The premises are available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

#### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows: -

|                         |          |
|-------------------------|----------|
| Rateable Value (2010)   | £320,000 |
| UBR (2016/17)           | 49.7p    |
| Rates Payable (2016/17) | £159,040 |

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

#### Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

A copy of the EPC is available upon request.

#### Viewing

Viewings should be made strictly by prior appointment through Nick McAllester of this office or alternatively contact our joint agents Lunson Mitchenall (Tel: 0207 7478 4950).

Email: [nmcallester@metisrealestate.com](mailto:nmcallester@metisrealestate.com)

**SUBJECT TO CONTRACT & WITHOUT PREJUDICE  
SUBJECT TO VACANT POSSESSION**

#### Location/Description

Church Square Shopping Centre comprises approximately 350,000 sq ft of retail accommodation split between two distinct covered sections at the heart of St Helens town centre. LaGrange Arcade is home to the principal fashion and lifestyle retailers in the town being home to **Boots, TopShop, River Island, Scotts, Pandora, H Samuel, Select** and **Romans** amongst others. Recent lettings have been concluded to **H&M, JD Sports** and **Millies Cookies**.

This part of the shopping centre benefits from direct access to a 280 space multi storey car park. Weekly footfall through the Church Square Shopping Centre averages around 180,000 per week.

#### Accommodation

The premises are arranged over ground and first floor providing the following approximate dimensions and net internal floor areas: -

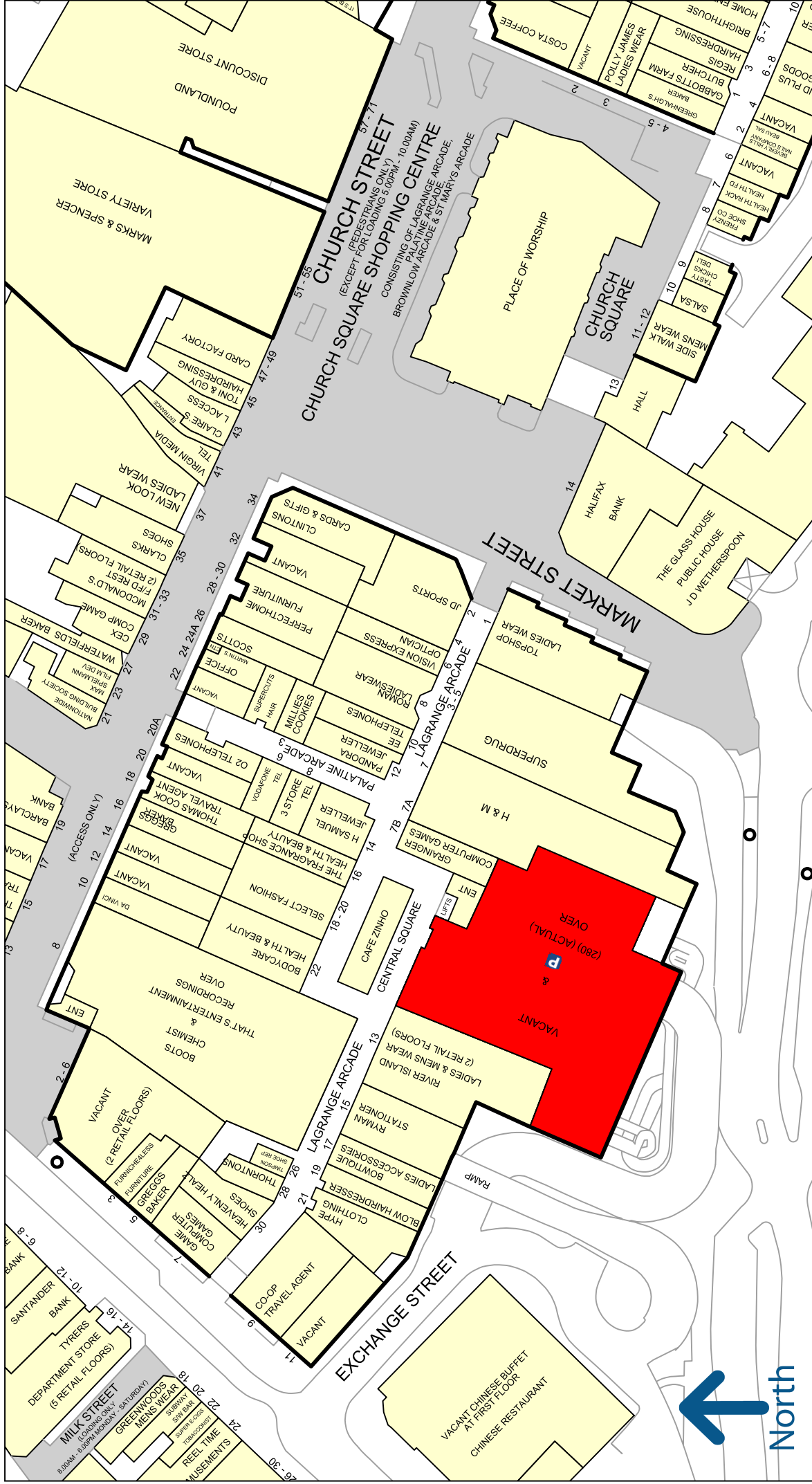
|              |               |                 |
|--------------|---------------|-----------------|
| Net Frontage | 19.36 m       | (63'6")         |
| Shop Depth   | 47.2 m        | (155'0")        |
| Ground Floor | 1,946.81 sq.m | (20,956 sq. ft) |
| First Floor  | 746.82 sq.m   | (8,039 sq. ft)  |

(All measurements have been calculated in imperial and converted to metric).

The unit could be sub-divided. Please contact us for further information.

#### Rent

Upon application.



Experian Goad Plan Created: 21/11/2016  
 Created By: Metis Real Estate Advisors Ltd

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