



'over 5.9 million visitors per annum'



The Hardshaw Shopping Centre St Helens

HOLLAND & BARRETT

home bargains

Heron Foods

♥ YOURS
FABULOUS FASHION IN SIZES 14 - 32

Shoe Zone

Bonmarché

TJ HUGHES
The Discount Department Store

Card Factory

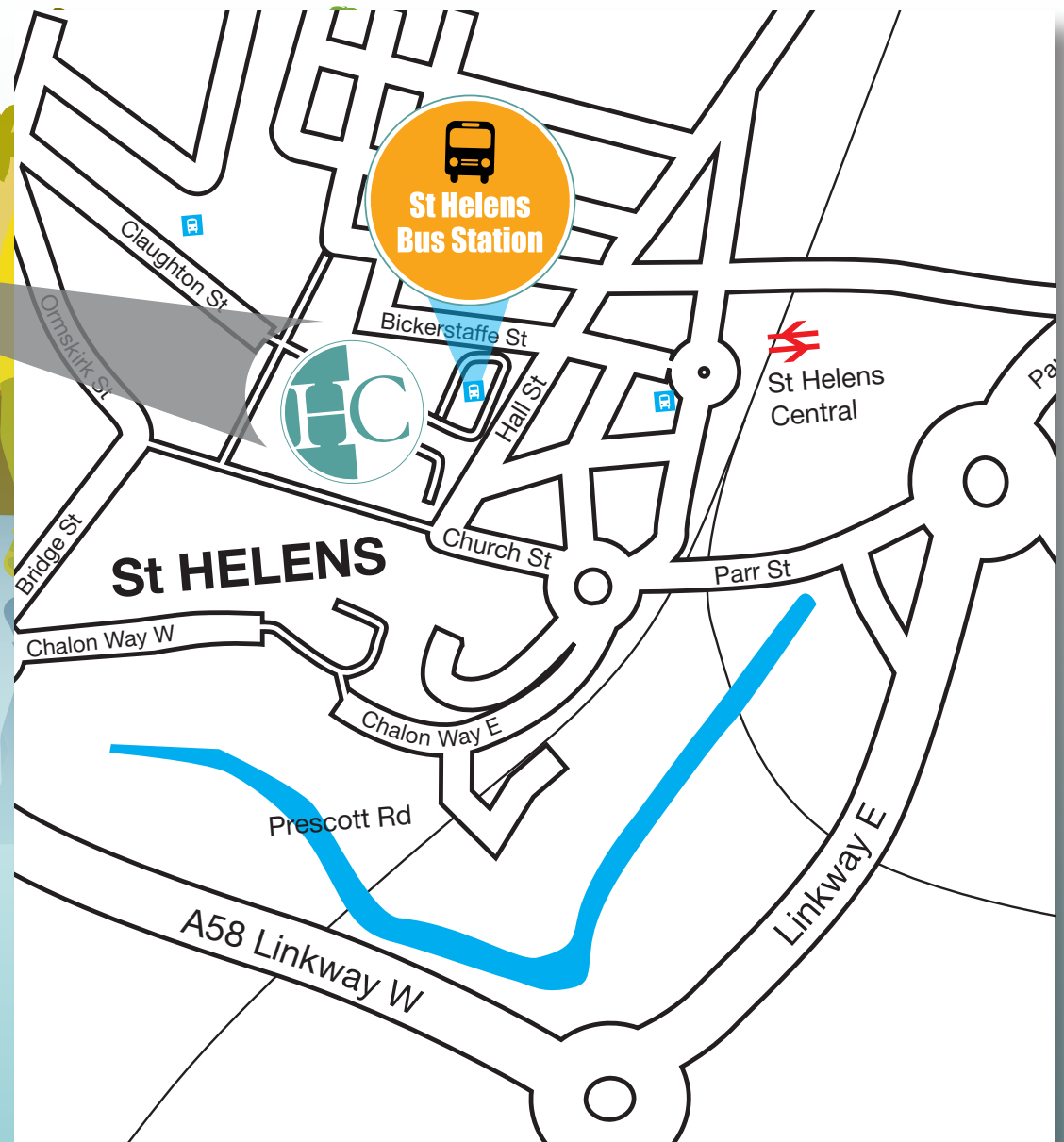
www.thehardshawshoppingcentre.co.uk

Prime location



The Hardshaw Centre St Helens,
Merseyside, WA10 1EB

- Located in the North West between Manchester and Liverpool
- Easily accessible from Junction 23 M6 and Junction 7 M62, via the Linkway
- Prime location on Church Street, the principle retail street in St Helens
- Opposite main bus station and railway station within walking distance
- On-site 180 space car park with free parking on Sundays and Bank Holidays



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Great company



Retailers include:

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Retail space

AREAS (approx. NIA)	GF		FF		Asking Rent £	RV
	Sq.ft	Sq.m	Sq.ft	Sq.m		
Kiosk 1C	272	25.26	-	-	£12,000	£10,000
Store 2	16,411	1,525	over two floors		£95,000	£139,000
Unit 6A	2,110	196	525	49	£35,000	TBC
Unit 6B	1,400	130	450	42	£20,000	TBC
Unit 7A	NOW LET					
Unit 7B	874	78.68	-	-	£17,500	TBC
Unit 9	1,209	112.31	574	53.32	£22,500	£13,500

All units participate in a service charge and insurance scheme. Energy performance certificates are available on request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

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



ENQUIRIES & VIEWING

Mason Partners

0151 227 1008
MASONPARTNERS.COM

Lee Quinn
0151 225 0117
leequinn@masonpartners.com

AVISON YOUNG

0121 236 8236
avisonyoung.co.uk

Richard Jones
0121 609 8719 / 07717 720808
richard.jones@avisonyoung.com

LCP

01384 400123
www.lcpproperties.co.uk

Andrew Barrett
07768 068371
ABarrett@lcpproperties.co.uk

Retail Therapy by

MISREPRESENTATION ACT 1967

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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.