

ST HELENS

6 BROWNLOW ARCADE – CHURCH SQUARE SHOPPING CENTRE

SHOP UNIT TO LET



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. The St Mary's Arcade is anchored by **B&M** and the covered market alongside other retailers including **Heron Frozen Foods**, **Brighthouse**, **Warren James**, **Savers** and popular independent retailers such as **SideWalk Menswear** and **Frenzy Shoes**. This part of the shopping centre benefits from direct access to a 356 space multi storey car park. Weekly footfall through the Church Square Shopping Centre averages around 180,000 per week.

The subject premises are located on Brownlow Arcade adjacent to **Scope**.

Accommodation

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

Ground Floor Sales	92.06 sq.m	(991 sq.ft)
First Floor Ancillary	54.43 sq.m	(586 sq.ft)

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

Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 334 3795 or alternatively from the website: www.commercialleasecodeew.co.uk

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

Service Charge

The service charge for the current year is £6,048.

Rent

Upon application.

Terms

The premises are available by way of a new 10 year effective 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)	£18,250
UBR (2016/17)	49.7p
Rates Payable (2016/17)	£9,070.25

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

