

On the instructions of Boots

RETAIL/LEISURE UNIT TO LET

ST HELENS

8 Church Street, WA10 1BD

brasier
freeth
CHARTERED SURVEYORS



- Prime High Street location
- Very low rent
- Alternative uses considered subject to planning
- Available immediately

| Location

St Helens is a large Merseyside town located approximately 15 miles north west of Liverpool and 9 miles south of Wigan.

Occupying a prominent corner position on the pedestrianised Church Street and is a short walk from the entrance to the Church Square Shopping Centre. Nearby occupiers include **Boots**, **Caffe Nero**, **Greggs**, **Ladbrokes** and **Barclays**.

| Description

The property comprises a ground floor entrance lobby leading to first floor retail and ancillary areas. There is a rear service area for loading and a passenger lift.

| Accommodation

The property has the following approximate dimensions and floor areas:-

Net Frontage	5.04 m	16 ft 6 ins
Ground Floor Entrance	14.43 sq m	155 sq ft
First Floor Sales	354.97 sq m	3,821 sq ft
First Floor Ancillary	39.67 sq m	427 sq ft
Total	394.64 sq m	4,248 sq ft

| Tenure

A new sublease is available up to a maximum term expiring 22nd October 2027.

| Commencing Rent

Offers sought in the region of **£15,000 per annum exclusive (£3.50 psf)** plus VAT (if applicable).

| EPC

Details available upon request.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £17,500.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, St Helens Council – 01744 676789.

| Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 28/08/2018
Created By: Brasier Freeth

