

3 BROWNLOW ARCADE, CHURCH SQUARE ST HELENS

LUNSONMITCHENALL



LOCATION

Church Square Shopping Centre dominates retailing in St Helens and comprises of two separate elements, St Mary's Arcade and Lagrange Arcade which is the prime fashion destination in St Helens.

The Centre offers a 280 space multi-storey car park and is anchored by **BHS Department Store** and **Boots**. National retailers include **Superdrug**, **Topshop**, **Fat Face**, **JD Sports**, **River Island**, **Thorntons**, **H Samuel**, **Pandora** and **H&M Hennes**.

The unit is situated in Brownlow Arcade in close proximity to **Warren James** and **B&M Bargains**.

ACCOMODATION

The unit provides the following approximate net floor areas:-

Ground Floor Sales:	93.36 sq m	1,005 sq ft
First Floor Ancillary:	52.40 sq m	564 sq ft

RENT

Rental offers are sought in the region of **£25,000 per annum** exclusive of rates, service charge and VAT if applicable.

TENURE

The unit is available by way of a new 10 year effectively full repairing and insuring lease subject to an upward only rent review at the end of the 5th year.

RATES

Rateable Value:	£18,000
UBR 2016/2017:	49.7p
Rates Payable:	£8,946 pa

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual service charge is **£6,414 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Vacant.

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

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Or our joint agents:	Metis	0161 359 4306

Subject to Contract

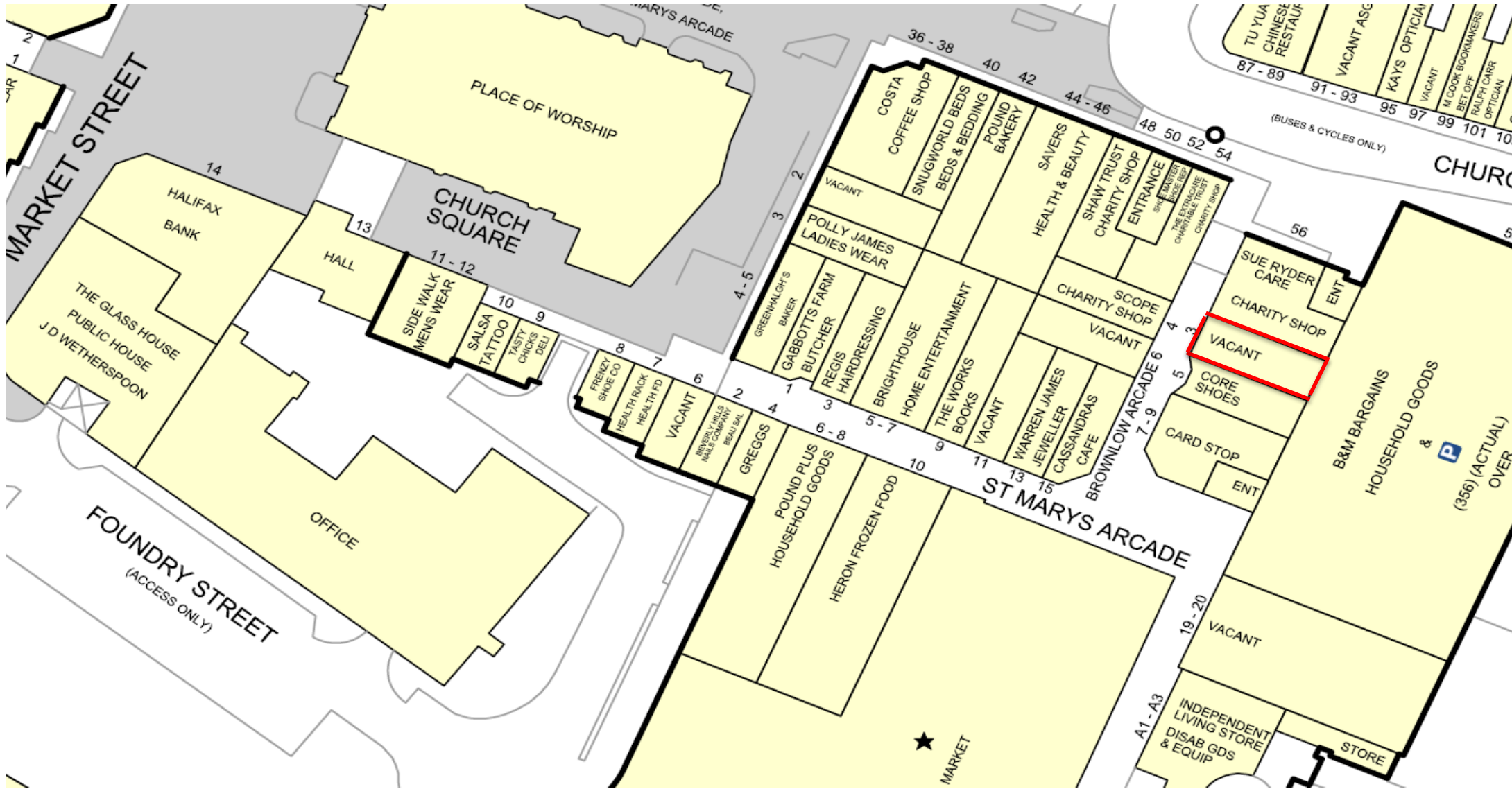
LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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