

# 40 CHURCH STREET, 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 on pedestrianised Church Street and is in close proximity to **Savers** and **Costa Coffee**.

## ACCOMODATION

The unit provides the following approximate net floor areas:-

Gross Frontage:	5.79 m	19 ft 00"
Net Frontage:	5.16 m	16 ft 11"
Shop Depth:	18.36 m	60 ft 03"
Ground Floor Sales:	93.65 sq m	1,008 sq ft
First Floor Ancillary:	41.34 sq m	445 sq ft

## RENT

Rental offers are sought in the region of **£20,000 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 5<sup>th</sup> year.

## RATES

Rateable Value:	£22,000
UBR 2016/2017:	49.7p
Rates Payable:	£10,934 pa

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

## SERVICE CHARGE

The estimated annual service charge is **£6,035 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

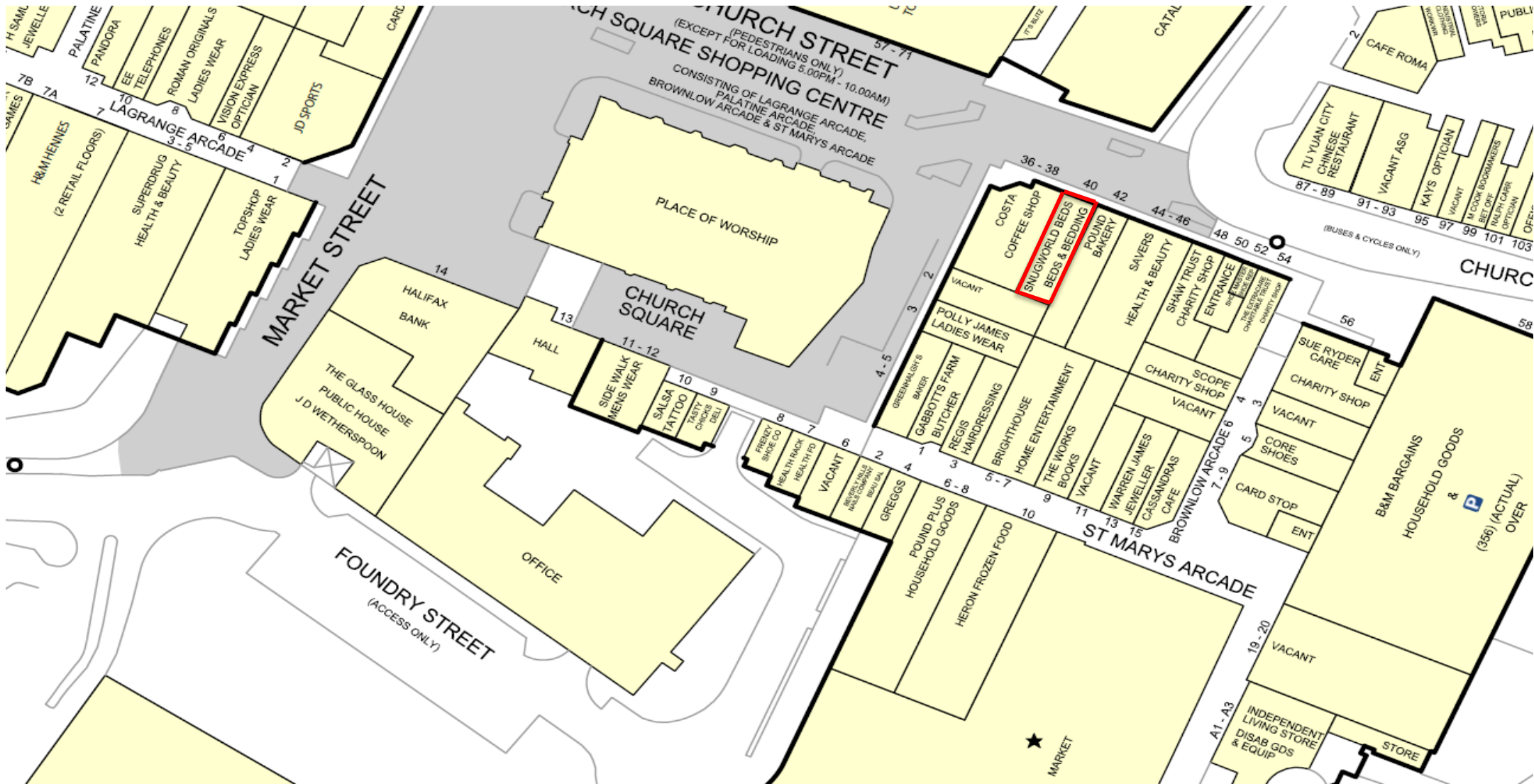
**LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT**

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LUNSON-MITCHENALL.CO.UK

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