metis

ST HELENS

4 ST MARY'S ARCADE - CHURCH SQUARE SHOPPING CENTRE

SHOP UNIT TO LET – SUBJECT TO VACANT POSSESSION



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 St Mary's Arcade between **Beverley Nails** and **Pound Plus**.

Accommodation

The premises are arranged over ground providing the following approximate net internal floor area:

Ground Floor 66.42 sq.m (715 sq.ft)

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

Service Charge

The service charge for the current year is £2,836.

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) £31,250 UBR (2016/17) 49.7p Rates Payable (2016/17) £15,531

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.

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

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, SWIP 3AD, Tel: 0207 334 3795 or alternatively from the website: www.commercialleasecodeew.co.uk

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

Metis Real Estate Advisors Ltd 53 King Street Manchester M2 4LQ

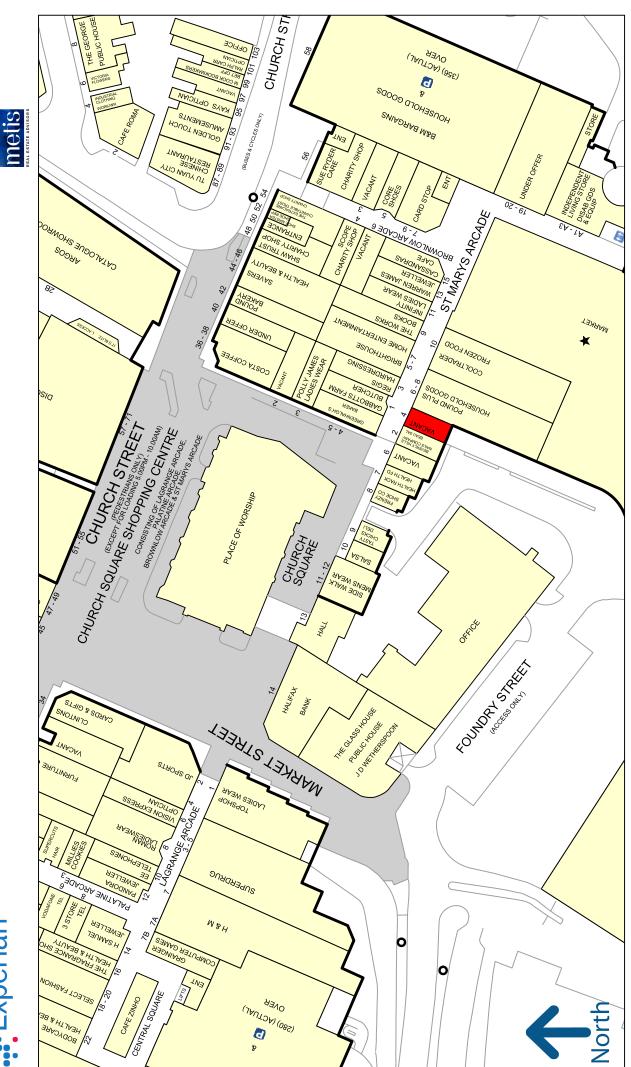
n tits or

0161 359 4306

metisrealestate.com

Metis Roal Estate Advisors Ltd [Metis] for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good fath, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (iii) no person in the employment of Metis Roal Estate Advisors Ltd has any authority to make or give any representation or warranty in relation to this property.





CANT

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Experian Goad Plan Created: 21/11/2016 Created By: Metis Real Estate Advisors Ltd

50 metres

Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

