

# RETAIL AND LEISURE



**7 CHURCH STREET, ST HELENS, WA10 1BA**

## RETAIL UNIT TO LET

### LOCATION

St Helens lies 12 miles due east of Liverpool and 22 miles west of Manchester. It benefits from excellent communications being 1.5 miles from the M6 Motorway, which connects into the M62, M1 and the M5. The town has a population of in excess of 102,000 people.

The subject premises is located on the prime pedestrianised retail location of Church Street, adjacent to the new Ladbrokes and the Yorkshire Building Society and nearby retailers include WH Smith, Boots the Chemist and Burtons/Dorothy Perkins.

### ASSESSMENTS

Enquiries via the Valuation Office website confirm the property has a rateable Value of £33,750.

Interested parties are advise to make their own enquiries with St Helens Council.

### ACOMMODATION

The property is arranged as follows:

|                        |                   |           |
|------------------------|-------------------|-----------|
| Internal Width (floor) | 5.05 m            | 16' 7"    |
| Internal Width (rear)  | 3.96 m            | 13' 0"    |
| Ground Floor Sales     | 54.34 sq m        | 585 sq ft |
| ITZA                   |                   | 430       |
| First Floor Stores     | 47.75 sq m        | 514 sq ft |
| Basement/Second Floor  | Hatch access only |           |

### LEASE

The property is available by way of a new full repairing and insuring lease at a rent of **£19,950 per annum** exclusive.

### ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of C-52.

For more information please contact: the sole agents Legat Owen:

James Lutton

01244 408244

jameslutton@legatowen.co.uk

Tom Creer

01244 408235

tomcreer@legatowen.co.uk



### LEGAL COSTS

Each party are to be responsible for their own legal and other professional costs incurred in the transaction.

### VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

### PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.



**SUBJECT TO CONTRACT TC05112020**

### VIEWING

Strictly by appointment through the sole agents Legat Owen:-

**James Lutton**

**01244 408244 / jameslutton@legatowen.co.uk**

**Tom Creer**

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