

ST HELENS

69-71 CHURCH STREET

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE



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 away from the M6 Motorway, which connects into the M62, M1 and the M5.

The premises are located in a prime position on Church Street adjacent to the entrance to the Hardshaw Centre. The property is opposite **Costa Coffee** and other retailers nearby include **Marks & Spencer**, **Card Factory** and **Argos**.

Accommodation

The property is arranged on ground floor with the following approximate areas:

Ground Floor	3,764 sq ft	349.7 sq m
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The landlord will consider potential subdivision options.

Please note: The property has not been measured by the agents and we are relying on information provided by the landlords.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£50,000 per annum exclusive**.

EPC

The Energy Performance Certificate is in the course of being prepared. Please contact the agents.

Business Rates

The property will be reassessed following subdivision.

Please make enquiries to St Helens Council – 01744 676789.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

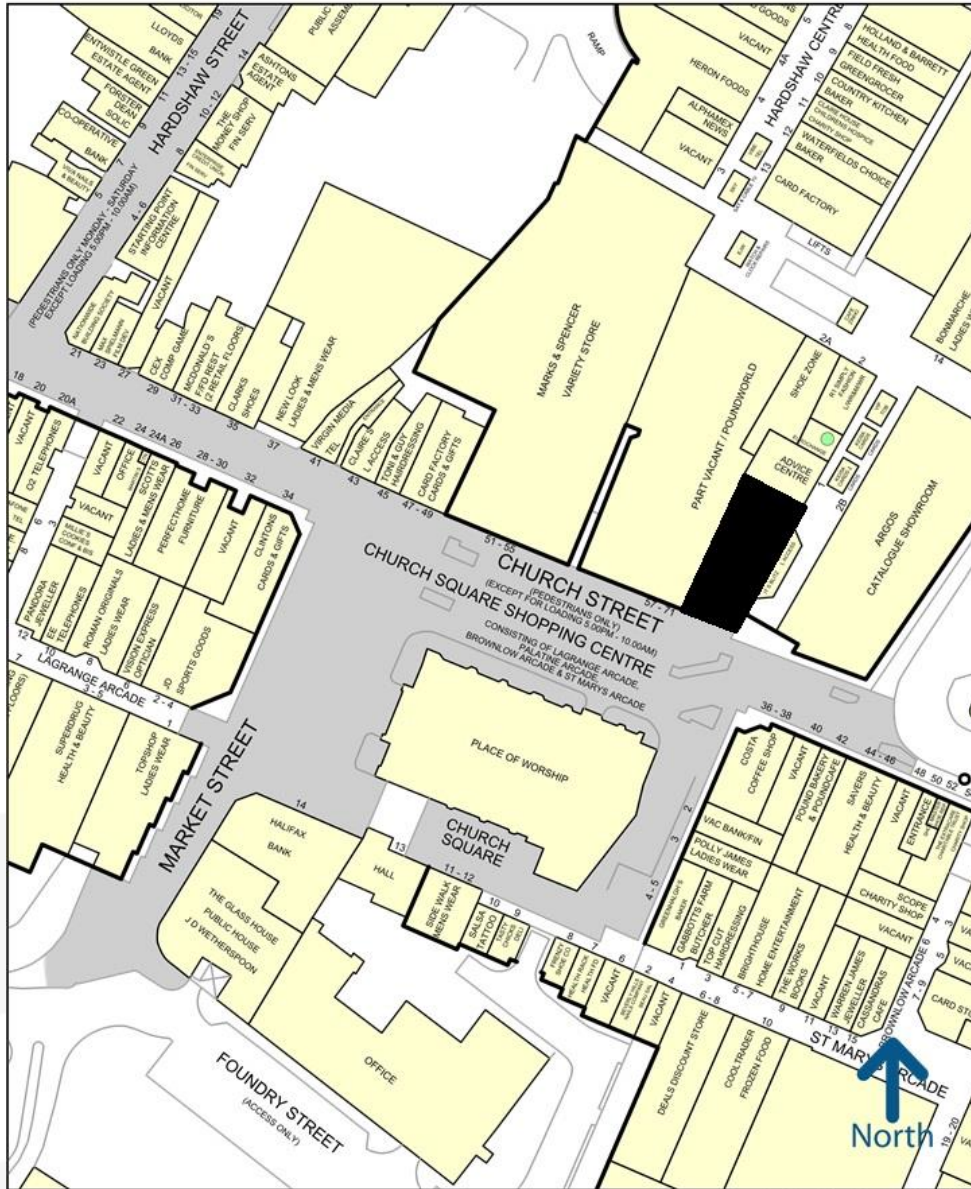
Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

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.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com



50 metres

Experian Goad Plan Created: 23/04/2018
Created By: Emanuel Oliver Ltd



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