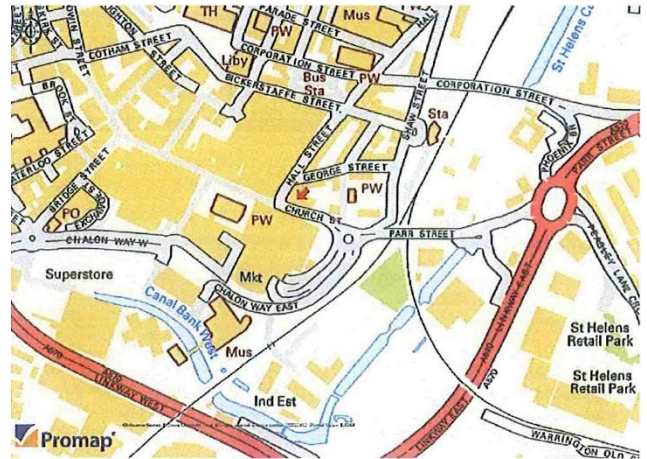
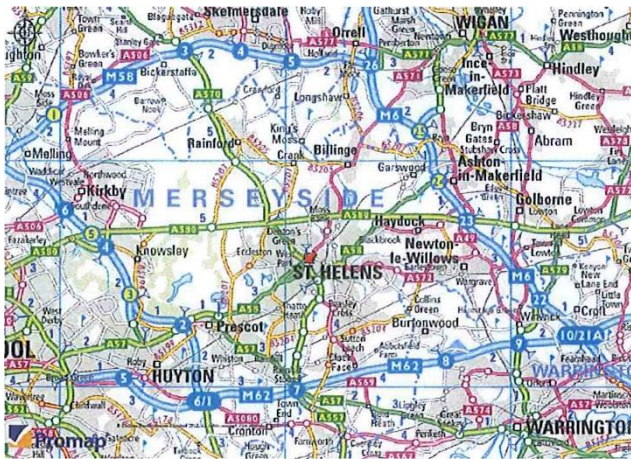


SELF CONTAINED GROUND FLOOR RETAIL PLUS BASEMENT **120.52 SQM (1,298 SQFT)**



91-93 CHURCH STREET
ST HELENS
WA10 1AJ

- TOWN CENTRE LOCATION OPPOSITE CHURCH SQUARE SHOPPING CENTRE
- SHORT WALK TO LOCAL BUS & CENTRAL TRAIN STATION
- SELF CONTAINED LARGE GROUND FLOOR RETAIL UNIT WITH BASEMENT STORAGE



LOCATION

The subject property is situated in the heart of St Helens town centre adjacent to the Hardshaw Centre and opposite Churchgate, two of the main shopping destinations and only a short walk to both St Helens central train and bus stations. The property is accessed via the A58 which in turn provides easy access to the A580 East Lancashire Road and junction 7 of the M62 motorway. Nearby occupiers include Argos, Boots and Marks & Spencer.

DESCRIPTION

The available space is a ground floor, self contained, retail unit (formerly occupied as an amusement arcade) situated in a prominent, high street, position. It occupies the ground floor within a traditional mid terrace three storey building. Internally it benefits from a suspended tiled ceiling with 2 ceiling mounted air conditioning units to the front and rear of the retail space. It has a mixture of recessed fluorescent strip and spot lighting, predominately painted plasterboard walls and a suspended timber floor with ceramic tile coverings. There are also male and female WCs in addition to a kitchen area and large basement for storage purposes.

ACCOMMODATION

	SQ M	SQ FT
Retail (Zone A)	47.46	511
Retail (Zone B)	47.46	511
Retail (Zone C)	25.60	276
Basement	109.34	1,177

SERVICES

We understand all mains services are connected to the property to include mains water, drainage, and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

RATING

The property has the following entries in the 2010 Rating Assessments List. Interested parties should confirm these with the Local Authority.

	Rateable Value (2010)	Estimated rates payable
Amusement Arcade & Premises	£26,750	£12,893.50 p.a.

PLANNING

Whilst we have not had confirmation of the relevant planning consent it is assumed that the premises are to be occupied under A1 retail use. Obtaining the necessary planning consent in accordance with their occupation is the responsibility of any tenant and we recommend that further enquiries are directed to the local planning authority.

RENTAL/PURCHASE

£21,600 per annum exclusive.
 £250,000 Freehold including 2 upper floors.

TENURE

Available by way of a new full repairing and insuring lease at a term to be agreed. A deposit will be requested.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required prior to the release of any legal documentation.

EPC

ENQUIRIES

Nabarro McAllister
 Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: AG0109
SUBJECT TO CONTRACT

July 2014

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.