

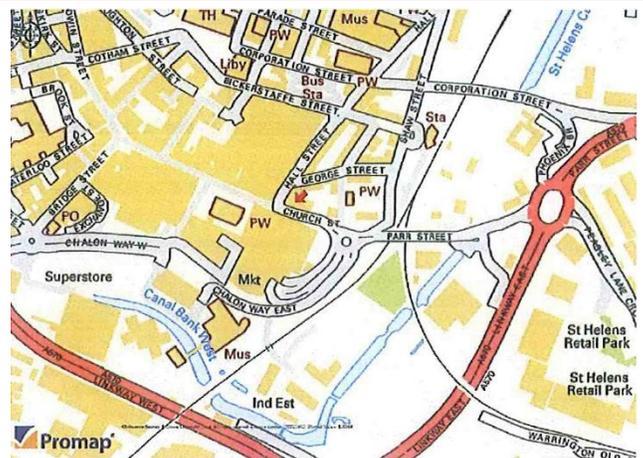
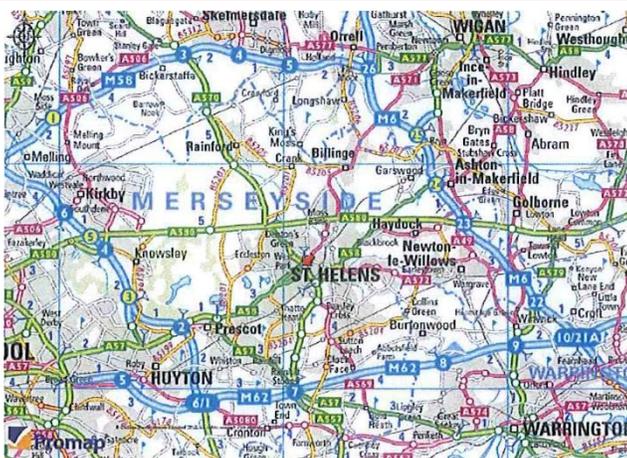
**FIRST FLOOR AND SECOND FLOOR RETAIL
PREMISES**

225 SQM (2422 SQFT)



**1ST FLOOR & 2ND FLOOR
ABOVE
91-93 CHURCH STREET
ST HELENS
WA10 1AJ**

- TOWN CENTRE LOCATION OPPOSITE CHURCH SQUARE SHOPPING CENTRE
- SHORT WALK TO LOCAL BUS & CENTRAL TRAIN STATION
- UPPER FLOOR ACCOMMODATION SUITABLE FOR A VARIETY OF USES



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 comprises first floor and second floor retail accommodation within a three storey building accessed via a single staircase with a ground floor entrance onto Church Street. The accommodation is partly compartmented and partly open space.

ACCOMMODATION

	SQ M	SQ FT
1 st Floor	103.9	1118
2 nd Floor	121.19	1304

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

SERVICE CHARGE

A service charge is applicable for lighting and maintenance of the communal areas which is subject to annual review. For 2014 this equated to approximately 50 pence per square foot.

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
1 st Floor Front	£3,650	
1 st Floor Rear	£3,600	
2 nd Floor	£4,350	

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

£9,360 per annum exclusive.
£250,000 Freehold including ground floor.

TENURE

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

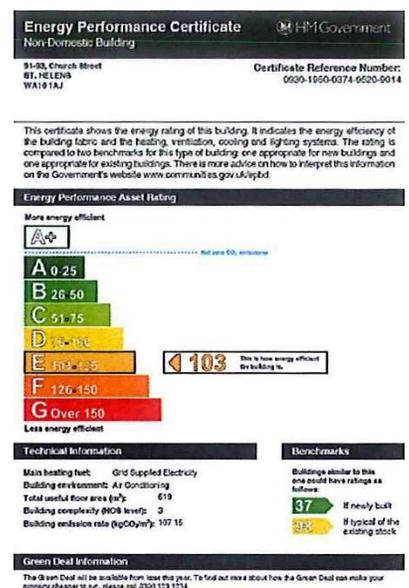
VAT

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



Energy Performance Certificate
Non-Domestic Building

91-93, Church Street
ST. HELENS
WA18 1AJ

Certificate Reference Number:
6059-1050-0374-0520-0014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

103 This is how energy efficient this building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building services: Air Conditioning
Total useful floor area (sqm): 619
Building complexity (NCR) level: 3
Building emission rate (kgCO₂e/m²): 197.15

Benchmarks

Buildings similar to this one could have ratings as follows:

37 if newly built
38 if typical of the existing stock

Green Deal Information

The Green Deal will be available from next year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234

ENQUIRIES

Nabarro McAllister
Email: info@nabarrormcallister.co.uk

Tel: 0113 266 7666

REF: AG0109
SUBJECT TO CONTRACT

March 2015

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 states, all prices are quoted exclusive of VAT.