



NICHOLSON | COMMERCIAL



TO LET

(RETAIL) NICHOLSON LOFTS
14-16 BRIDGE STREET WA10 1NR

Prominent Location
Suitable For A Number Of Uses
(Subject To Necessary Planning
Consent)

Fitted To A Shell State
Flexible Lease Options

NICHOLSONWA10.COM



0151 475 5042

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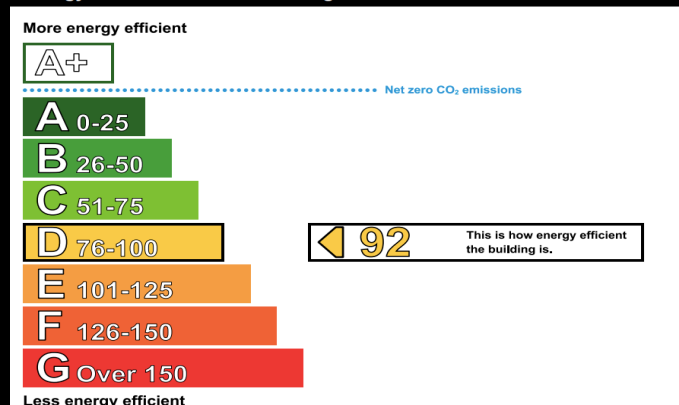
Location

The property is located fronting onto Bridge Street & Milk Street within the Nicholson Lofts Development. The immediate surrounding area comprises a number of regional and national type occupiers such as Nando's & River Island with various College & University Centre Buildings within close proximity. The property also benefits from being in close proximity to the town's amenities including the prime retail shopping locations being a stones throw away, restaurants and access to the public transport network such as St Helens Central railway station approximately 0.1 miles east.

The Property

The subject premises comprises a shell state unit with a self-contained ground floor & basement dual entrance fronting onto Bridge & Milk Street within the Nicholson Lofts Development comprising luxury furnished apartments to the upper floors. Internally the property benefits from a shell state condition with full height windows, concrete flooring throughout and a flexible open plan layout with a three-phase supply. The property is available in its current condition or can be refurbished to an occupier's requirements upon agreement between both parties.

Energy Performance Asset Rating



Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor NIA:2,200sqft

Rates

Interested parties should make their own enquiry of St Helens Council's Rating Department on 01744 675264 or businessrates@sthelens.gov.uk

Tenure

The premises are available to let by way of a new effectively Full Repairing and Insuring Lease for a term to be agreed.

Rent

POA – Flexible Lease Options Available.

Planning

The property benefits from A1, A3 & A4 planning permission with a 3 phase supply installed

Viewings

Strictly by appointment via Nicholson Lettings
Tel: 0151 475 5042 / commercial@team-nico.com

