

RUNNING HORSE

CHALON WAY WEST · ST HELENS · WA10 1BF

LEASEHOLD
PUBLIC HOUSE
AVAILABLE BY
WAY OF NEW
SUBLEASE



CBRE

savills

RUNNING HORSE

CHALON WAY WEST · ST HELENS · WA10 1BF

- **Leasehold**
- **Busy Central location in town centre opposite St Helens Retail Park**
- **Close to Cineworld, Nando's and Pizza Hut, McDonald's**
- **Substantial trading accommodation with external terrace**
- **High Standard of fit out**
- **Late licence**
- **Premises currently closed**
- **Rental offers invited for the benefit of a new sublease**



LOCATION

St Helens is a large suburban town located approximately 15 miles north east of Liverpool, 8 miles south of Wigan and 9 miles north west of Warrington. The Running Horses occupies a central prominent position in St Helens town centre on Chalon Way West within an established mixed use leisure scheme which is anchored by an 11 screen Cineworld cinema with Nandos and Pizza Hut also represented. The main retail core is nearby whilst St Helens Retail Park town is located opposite which is home to McDonalds, The Range, B & M and Tesco Extra.

DESCRIPTION & ACCOMMODATION

A substantial mid terraced property which is of steel framed construction with a double height glazed front elevation under a flat roof.

GROUND FLOOR:

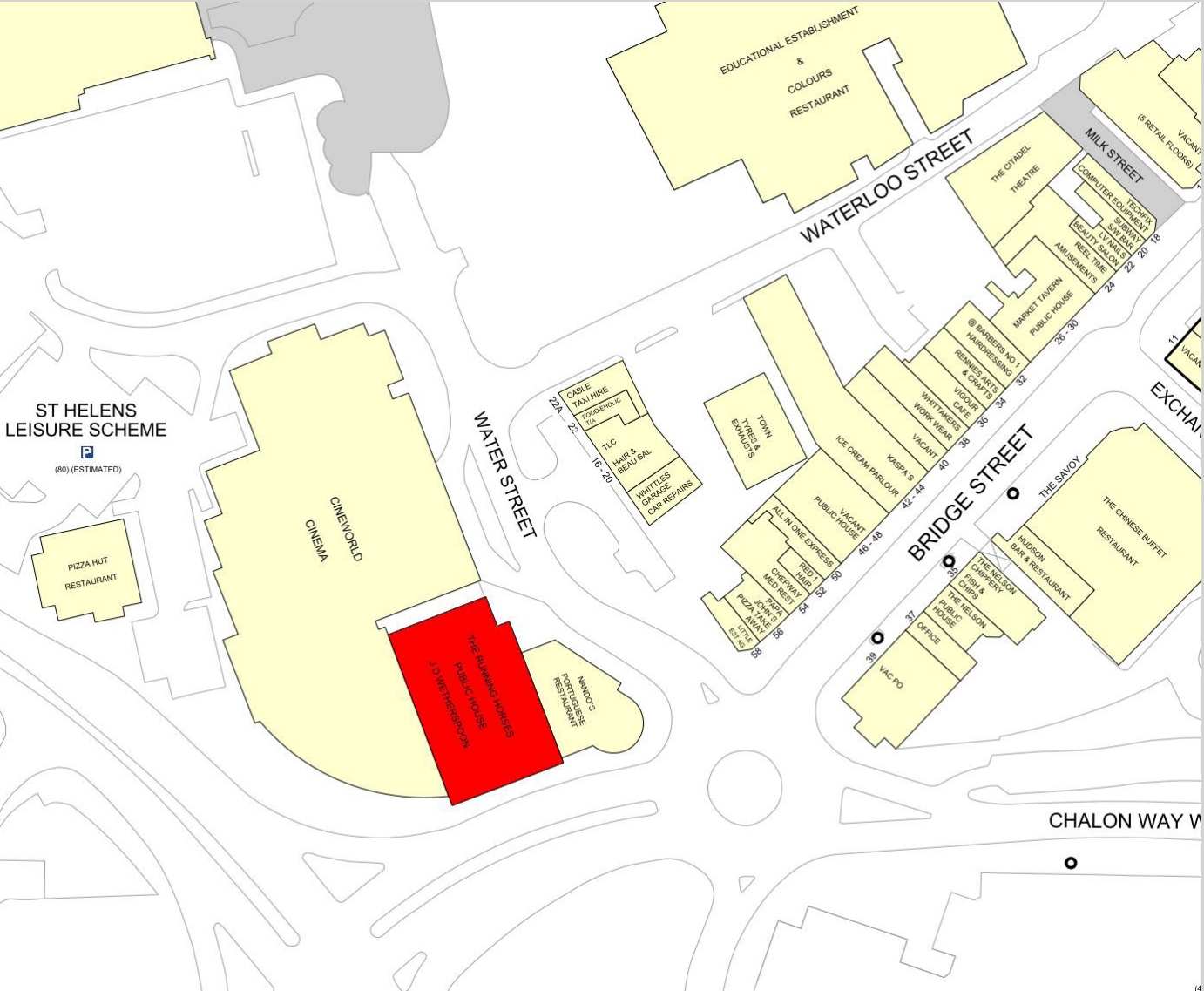
Trading accommodation with central bar servery which is arranged with a variety of tables, loose seating and booths. In addition is an external front terrace, dance floor, DJ booth and customer w/c's with stores to the rear.

FIRST FLOOR:

Beer store, staff offices, changing rooms and staff W/C's.

RUNNING HORSE

CHALON WAY WEST · ST HELENS · WA10 1BF



APPROXIMATE FLOOR AREAS

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	686	7,385
Ground	External Terrace	18	191
First	Ancillary	98	1,057
Total		802	8,633

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Rental offers are invited.

RATEABLE VALUE & EPC

2017 Rateable Value - £136,000
EPC rating - E

PREMISES LICENSE

The property benefits from a premises licence permitting the sale of alcohol until 3am Sunday to Thursday and until 3:30am on Friday and Saturday.

RUNNING HORSE

CHALON WAY WEST · ST HELENS · WA10 1BF

TRADING INFORMATION

Historic trading information may be made available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills.

The premises are available without premium and incentives are available, subject to status.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

www.jdwdisposals.co.uk



CBRE

Nick Huddleston

T: 0161 233 5672

M: 07791 251745

nick.huddleston@cbre.com

Toby Hall

T: 020 7182 2259

M: 07785 253055

toby.hall@cbre.com



Jeff Wraith

T: 0161 602 8666

M: 07825 626 666

jeff.wraith@savills.com

Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

DISCLAIMER: November 2021

Please note that the photography taken in this brochure was taken in 2017

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. **2.** Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. **4.** Unless otherwise stated, all prices and rents are quoted exclusive of VAT.