

13 & 15 Church Street |
St Helens | WA10 1BA

Following Redevelopment | Prime Units | To Let





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Location

St Helens is a major commercial centre forming part of the Merseyside conurbation. Liverpool lies 12 miles to the west and Manchester 30 miles to the east. The M6 and M62 motorways are both easily accessible within 5 miles.

The subject property occupies a prime position on the pedestrian section of Church Street, the principal retail thoroughfare in St Helens. The new units are positioned directly opposite Boots and adjacent to TUI and Barclays Bank.

The units are located directly opposite Church Square Shopping Centre, which is anchored by Boots, River Island and Next.

Other nearby retailers within this section of Church Street include McDonalds, Coffee House, CEX and New Look.

Leases

The premises are available on new FRI leases, for terms to be agreed.

Rent

13 Church Street - £50,000 per annum

15 Church Street - £25,000 per annum

Key features

- Significant frontage
- Newly refurbished accommodation
- Residential development on the upper floors
- Potential to combine the space

Business rates

The premises are to be reassessed for rates as a result of the redevelopment.

Interested parties should make their own enquiries of the Local Rating Authority (St Helens Borough Council - 01744 676789), however our understanding is that Rateable Values have reduced significantly along Church Street, with effect from April 2023.

EPC

Further details available upon request.

Legal costs

Each party to be responsible for their own legal and consultancy costs.

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Accommodation

The respective units are arranged on ground floor level only, comprising the following approximate dimensions and areas:

13 Church Street

Internal width		6.40 m		21 ft 0 ins
Widening to 14.6 m (47 ft 10 inches) at a depth of 14.8 m (48 ft 7 inches)				
Shop depth		38.20 m		125 ft 4 ins
Ground floor		437.00 Sq.m		4,700 Sq.ft

15 Church Street

Internal width		7.84 m		25 ft 0 ins
Shop depth		15.27 m		50 ft 0 ins
Ground floor sales		113.56 Sq.m		1,222 Sq.ft
Ground floor storage		2.88 Sq.m		31 Sq.ft



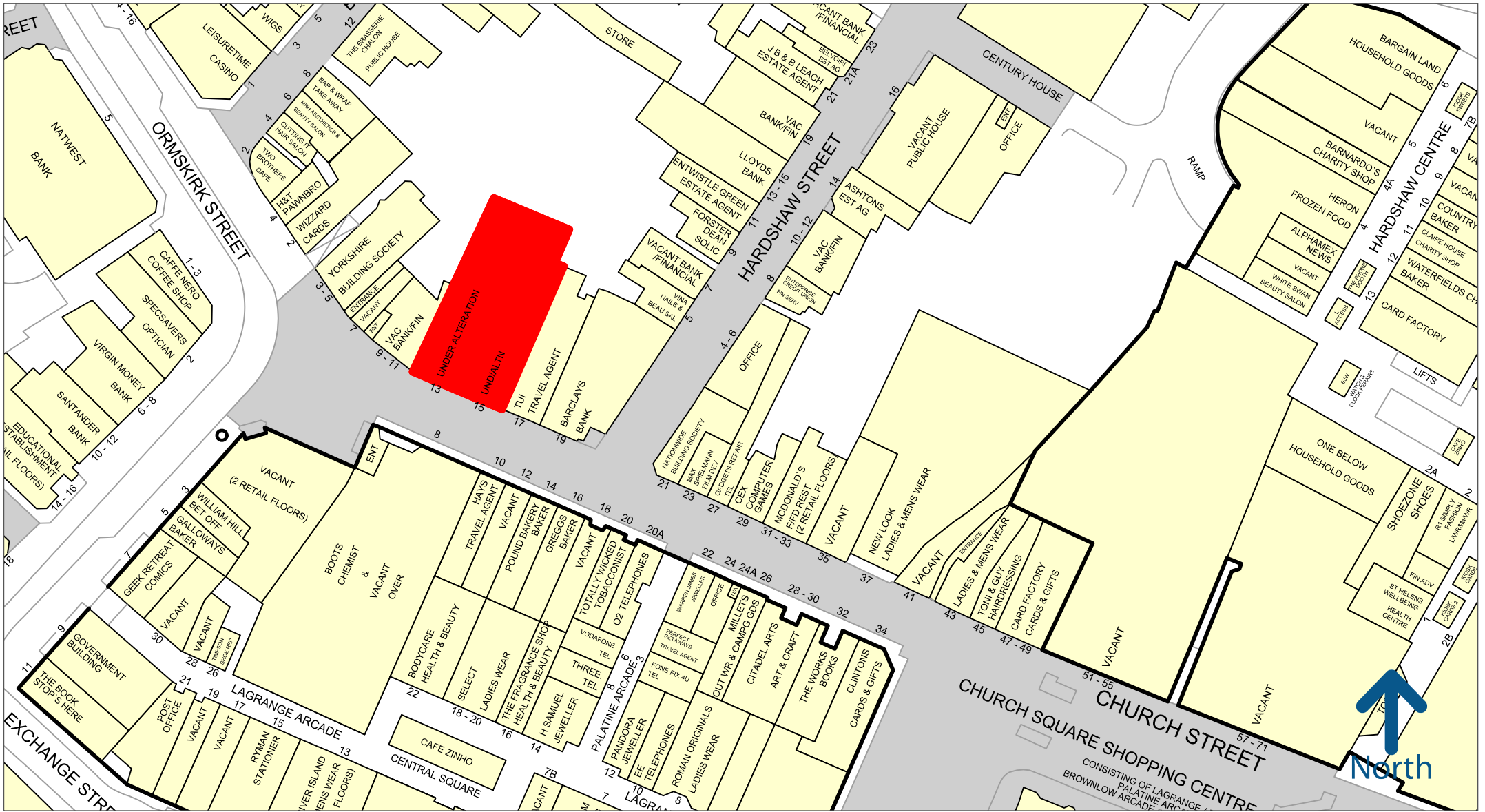
Contact

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VIEWINGS - Strictly by appointment

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50 metres

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