

Retail unit

Ground Floor 544 sq.ft

(50.5 sq.m)

First Floor 400 sq.ft

(37.1 sq.m)

Unit 11, Chain Lane, St. Helens, Merseyside, WA11 9HB

- Ground and first floor retail unit
- Onsite car parking
- Tenants include The Co-operative, Bargain Booze, Barnardo's



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TOTAL	944	87.6
First Floor	400	37.1
Ground Floor	544	50.5
Areas (approx. NIA)	Sq.ft	Sq.m

Description

A busy neighbourhood local shopping parade, the centre is situated close to the A580 East Lancashire Road, with the immediate surrounding area consisting of residential housing. St Helens is located approximately 15 miles from Liverpool and 10 miles from Wigan.

Rent

£15,000 p.a.x

Rates

Rateable value of £8,500. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant. Service charge of £2.16 psf will be charged to the tenant on a yearly basis

Energy Performance

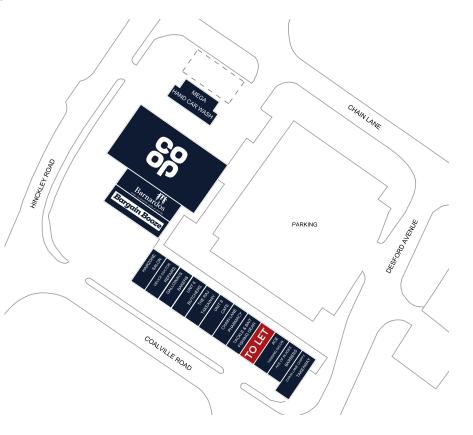
C-55. Further information available upon request.

Planning

We understand that the property has a Class E planning consent.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.





Viewing

Strictly via prior appointment with the appointed agents:

MASON PARTNERS.COM

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