

ST HELENS

42/44 BRIDGE STREET

SUBSTANTIAL SHOP UNIT TO LET Would Suit A3/A4 Uses (STP)

LOCATION

The property occupies a prominent trading location on Bridge Street with nearby multiple retailers including **Caffe Nero, Specsavers, Yorkshire Bank, Santander, Greenwoods, Subway, Papa John's, Post Office, The Chinese Buffet** and **Co-op Travel**.

ACCOMMODATION

The premises are arranged on ground, first and second floors with the following approximate areas and dimensions:-

Gross frontage	38'8"	11.7m
Window frontage	34'8"	10.5m
Shop depth	137'0"	41.7m
Ground floor sales	4,703 sq ft	436.9 sq m
Ground floor storage	689 sq ft	64 sq m
Mezzanine offices	148 sq ft	13.7 sq m
First floor offices/storage	2,525 sq ft	234.6 sq m
First floor offices/storage (separate access)	828 sq ft	76.9 sq m
Second floor (separate access)	435 sq ft	40.4 sq m

The property benefits from a substantial rear service yard and loading dock accessed from Waterloo Street. In addition to the extensive first floor ancillary accommodation at the rear of the building, there is separate access via Bridge Street to the first and second floors at the front of the building.

LEASE

The property is to be offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£38,500** (thirty eight thousand five hundred pounds) p.a.x.

USER

The property has an A1 (retail) consent. St Helens Council granted a change of use to A3,A4 or A5 on 16 August 2016 (App No.P/2016/0472/FUL)

EPC

The property has a rating of G174. A certificate and recommendations are available on request.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-



Rateable Value	£24,000
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£11,184

For verification purposes prospective tenants are advised to make their own enquiries with St Helens Metropolitan Borough Council (01744 676789).

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through:-
Hugh Ockleston of Ockleston Bailey
Tel: 01244 403444
E-mail: hugh@ocklestonbailey.co.uk

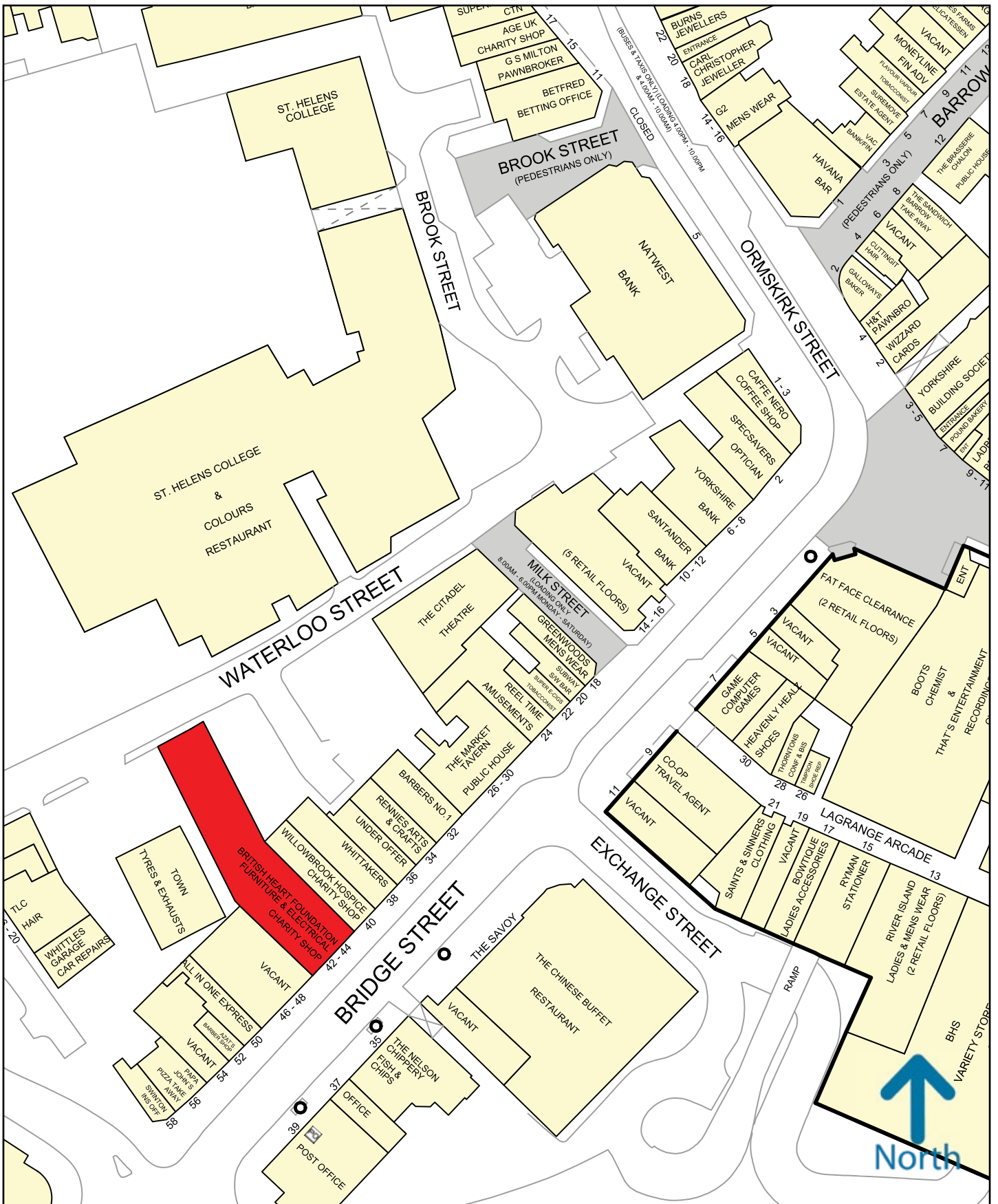
Or our joint agent:
Rob Bates of Morgan Williams
Tel: 01925 414909
E-mail: RBates@morganwilliams.com

SUBJECT TO CONTRACT

HWO/eaw170516

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