

ST HELENS

40 BRIDGE STREET, WA10 1NW

PROMINENT SHOP UNIT TO LET

LOCATION

The property occupies a prominent trading location adjacent to **Kaspas Ice Cream Parlour** and **Whittaker's Workwear**. Nearby multiple retailers include **Chinese Buffet, Subway, Santander, Yorkshire Bank, Specsavers, William Hill, Galloways Bakers** and **Nandos**.

ACCOMMODATION

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

| | | |
|------------------------|-------------|------------|
| Internal width | 17'9" | 5.4 m |
| Built depth | 77'9" | 23.7 m |
| Ground floor sales | 1,322 sq ft | 122.9 sq m |
| First floor ancillary | 252 sq ft | 23.4 sq m |
| Second floor ancillary | 172 sq ft | 16 sq m |

NB The property benefits from excellent rear servicing facilities via Waterloo Street. In addition, the premises benefit from **2** car parking spaces within the rear yard.

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£17,500** (seventeen thousand five hundred pounds) per annum exclusive.



ASSESSMENTS

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

| | |
|-------------------------|-----------|
| Rateable Value | £9,100 |
| UBR 2020/2021 | 49.9p |
| Rates Payable 2020/2021 | £4,540.90 |

For verification purposes prospective tenants are advised to make their own enquiries with St Helens Metropolitan Borough Council (01744 676 789).

SERVICE CHARGE

We are advised by the managing agent that the unit attracts a service charge of **£2,624.27** plus VAT for the current financial year.

EPC

The property has a rating of E110. A certificate and recommendations are available upon request.

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 are liable to, VAT.

LEGAL COSTS

Each party is 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: hugh@ocklestonbailey.co.uk

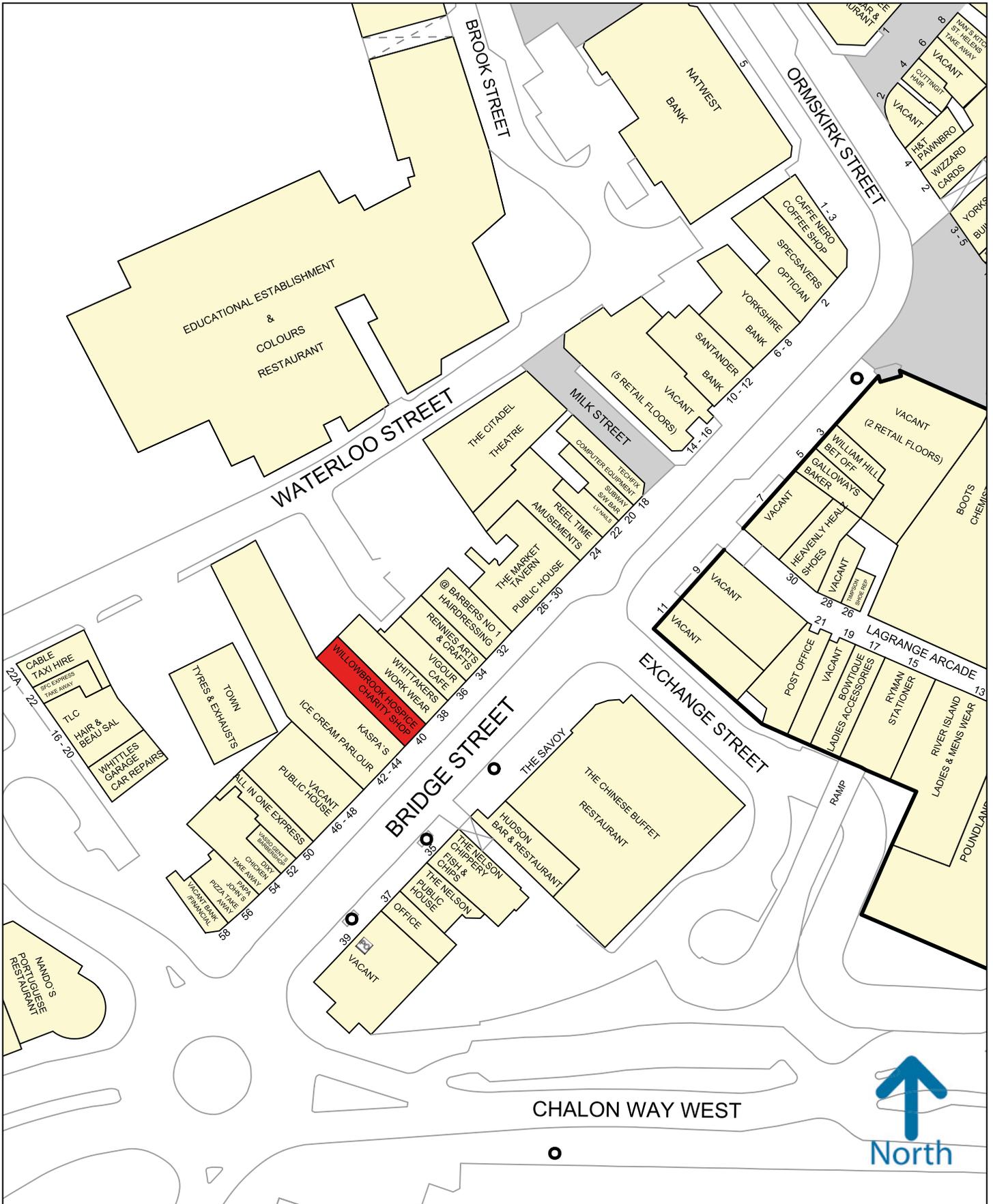
Or our joint agent:
Rob Bates of Morgan Williams
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E: rbates@morganwilliams.com

SUBJECT TO CONTRACT

HWO/ld/180820

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