



## 17 Church Street, St. Helens, WA10 1BA

### Prime Town Centre Retail Investment

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	3,753 sq ft / 348.67 sq m
<b>Price</b>	Offers in excess of £300,000
<b>Rates Payable</b>	£12,285 per annum
<b>Rateable Value</b>	£22,500
<b>BER Rating</b>	C (71)

#### Key Points

- Let to TUI Retail UK Ltd
- Pedestrian Location
- £90m Town Centre Regeneration Scheme Planned Close by
- Opposite Church Square Shopping Centre
- Modern Building

## Location

The property occupies a prime location on Church Street opposite to Boots and Church Square Shopping Centre, who's occupiers include River Island, Vodafone, H Samuel O2 etc. Church Street is a pedestrianised area and is historically the prime trading location for the town.

St Helens is strategically positioned in the heart of the North West, some 12 miles east of Liverpool, 27 miles west of Manchester and 9 miles north west of Warrington. The Metropolitan Borough of St Helens has a resident population of 186,000. A proposed £90m Town Centre regeneration scheme is planned to create a mixed use development covering some 27 acres of Town Centre land close to Church Square Shopping Centre.

## Description

The property is of modern construction under a pitched tile roof set over 2 floors and has a large glazed frontage onto Church Street. The building has a large rear service yard for deliveries.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,245	208.57
1st	1,508	140.10
<b>Total</b>	<b>3,753</b>	<b>348.67</b>

## Tenancy

The entire property is let to TUI UK Retail Limited by way of a renewed 5 year FR&I Lease from the 1 April 2024, subject to a rolling break clause from the 1 April 2025 on the giving of no less than 3 months written notice. The passing rent is £30,000 per annum plus VAT.

## Asking Price

£300,000 plus VAT. A purchase at this price would show a net initial yield of 9.6% after usual purchaser's costs.

## Tenure

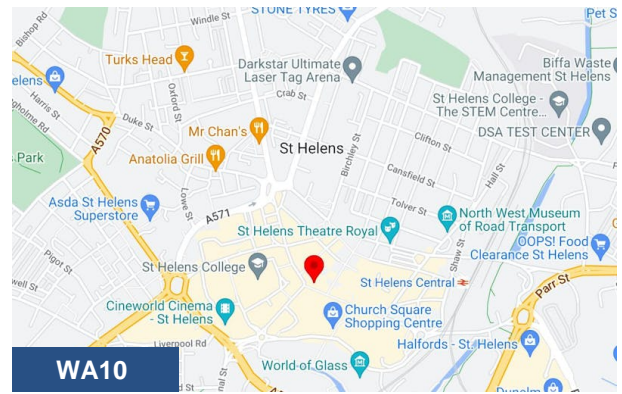
Freehold.

## VAT

We understand the property is subject to VAT and that the sale of the investment can be treated as a TOGC.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.



## Viewing & Further Information



**Ian Scott**

01925 414909

iscott@morganwilliams.com

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