



Unit L2 St Helens Retail Park Warrington Old Road WA9 1JJ St Helens

TO LET

Prominent unit on St Helens RP. Other occupiers include Aldi, Home Bargains and TK Maxx.



Location

Prominent position at the entrance to St Helens Retail Park just off the A570 St Helens Linkway which provides quick and easy access to the M62.

Retailers located elsewhere in the park include Aldi, B&M, Home Bargains, TK Maxx and Dunelm.

Other occupiers include in the vicinity include B&Q, Matalan, Trade Point, and St Helens Tool Hire.

Accommodation

The property consists of the following approximate area:

Ground Floor	4,892 sq ft (454.49 sq m)
Mezzanine	1,879 sq ft (174.57 sq m)

Tenure

The subject property is available by way of a sub-letting or assignment of the existing lease. The existing lease expires on 24th March 2029. A new lease may be available subject to agreement with the landlord.

Price

Current passing rent £36,540

Use

We understand the property currently benefits from class E use under the the Town and Country Planning (Use Classes) Order 1987, as amended.

Costs

Each party are to discharge their own legal costs incurred in the transaction.

Rates

We have been advised by the Local Authority that the whole premises are assessed for rating purposes as follows:

Rateable Value (Total)	£44,500
UBR (2023/24)	49.9p
Rates Payable	£22,205.50

Service Charge

£2,652+ VAT per annum

EPC

An EPC rating E.

[Colliers.com/uk/retail](https://www.colliers.com/uk/retail)

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

Tom Glynn

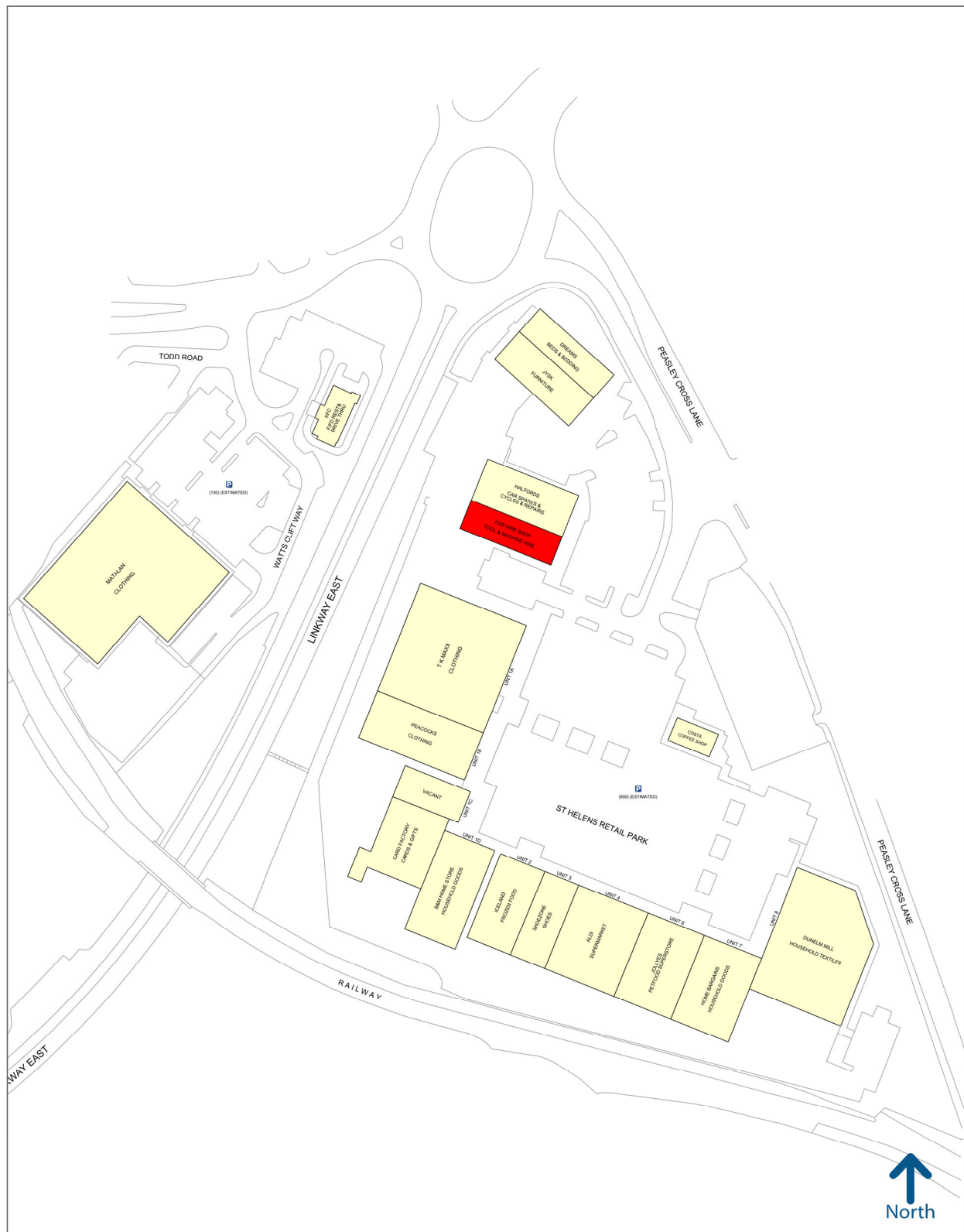
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Explanatory Goad Plan Created: 03/10/2023
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