



UNIT 5

Four Acre Lane Convenience Centre
St. Helens, Merseyside, WA9 4BZ

Occupiers Include

Morrisons Daily

BETFRED **Heron Foods**

DESCRIPTION

Four Acre Lane Convenience Centre is located in Clock Face approximately 4 miles south of St Helens, just off the B5419 which provides quick and easy access into and out of the town centre. Four Acre Lane is a popular, local neighbourhood centre providing over 30,000 sq ft of retail and leisure space let to a variety of national, regional and local occupiers.

- 13 units
- Accessible location just off the B5419 and served by numerous local bus routes
- Ample free car parking
- Tenants include Heron, Gym Near Me, Morrisons Daily, Bet Fred, Waterfields and Willowbrook Hospice

ACCOMMODATION

The unit is planned on ground floor, only having an area of approximately 1,141 sq ft (106 sq m).

RENT

£25,000 pax + VAT.

BUSINESS RATES

Rateable Value: To be confirmed following re-assessment.

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,454.76 + VAT.

Insurance: £1,059.30 + VAT.

ENERGY PERFORMANCE

EPC rating C:70. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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



13

Retail Units On-Site



31,252 sq.ft

Total Area



What Three Words

areas.meanest.mirroring

LCP.
part of **M**Core



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Viewing

Strictly via prior appointment
with the appointed agents



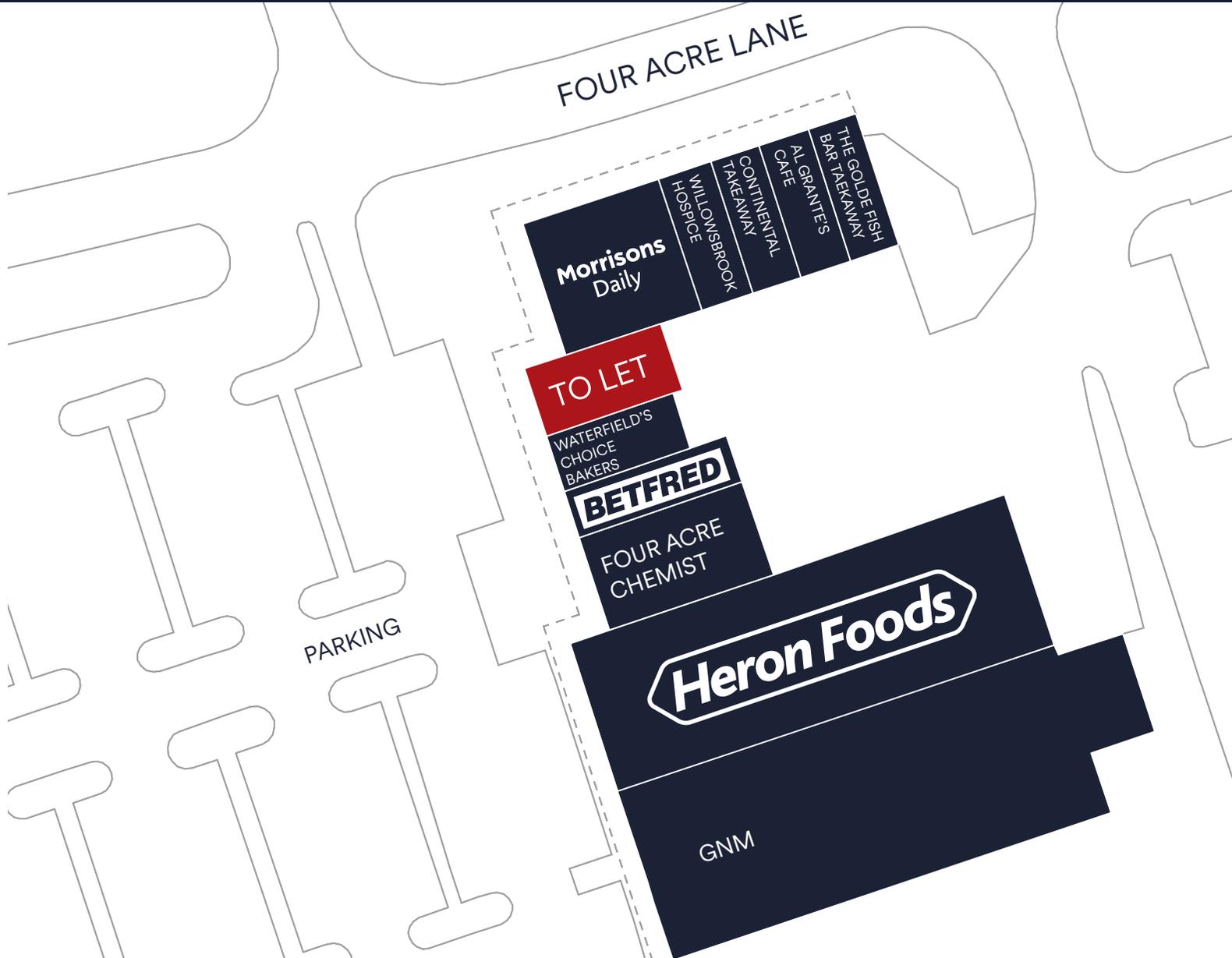
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