



TO LET

Unit 12

8,656 sq.ft

(804.17 sq.m)

M

FOUR ACRE

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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 space let to a variety of national, regional and local occupiers.

- 14 units
- Accessible location just off B5419 and served by numerous local bus routes
- Ample, unrestricted free parking
- Tenants include Heron, Morrisons Daily, Bet Fred, Bargain Booze, Waterfields Bakers and Four Acre Chemist

ACCOMMODATION

The unit is planned on ground floor, only having an area of approximately 8,656 sq ft (804.17 sq m).

RENT

Rent on application.

RATEABLE VALUE

Rateable Value: £97,000

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.

SERVICE CHARGE & INSURANCE

Information provided upon application.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. 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.

VAT

VAT at the prevailing rate is payable on all sums due to the landlord.

**31,252 sq.ft**

Total development

**14**

Lettable units on site

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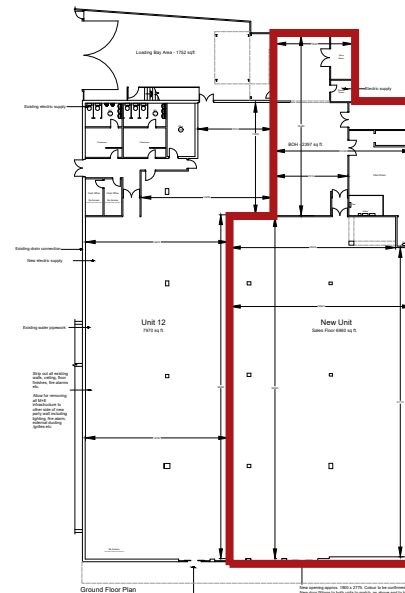
What Three Words



AVAILABLE UNIT



UNIT 12 Potential to Split	sq.ft	sq.m
Ground Floor	8,656	804.17
RENT	POA	
RATEABLE VALUE	£97,000	
SERVICE CHARGE	£9,558.48 +VAT	
INSURANCE	£3,196	
EPC	C:71	



Ground Floor Plan





View on Google Maps



LOCATION

Clock Face is 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 space let to a variety of national, regional and local occupiers.

SERVICES



Lockers
InPost



Service Area



Ample Free
Parking Spaces



mcoreproperty.com



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LCP UK



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Viewing

Strictly via prior appointment
with the appointed agents:



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Proudlove

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