

**LARGE EDGE OF TOWN CENTRE
RETAIL UNIT AVAILABLE
FOR SALE OR TO LET**

1 COTHAM STREET, ST HELENS, MERSEYSIDE, WA10 1SJ



Large prominent town centre retail unit.



Well-maintained and ready to trade from.



Large service yard / potential car park.

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LOCATION

The property is very prominently located on the north edge of the town centre, on an island site bounded by Cotham Street, Baldwin Street and Clayton Street. Immediately adjoining is the Cloughton Street Car Park, St Helens College and Sports Direct are within 100 meters of the property. Other nearby retailers include Lidl and Asda.



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ACCOMMODATION

Frontage to Baldwin Street: 60 meters.

Ground Floor: 30,370 sq ft (2,823 sq m) Gross Internal Area.

First Floor: 10,620 sq ft (987 sq m) Gross Internal Area.

The ground floor area comprises a large sales area, with goods handling area to the rear and a goods lift. The first floor area comprises a stock room, plus offices and staff welfare areas. The property is capable of being sub-divided.



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LEASE / RENT

The property is available for a minimum lease term of 10 years at a commencing rent of **£175,000** per annum, exclusive, subject to rent review after 5 years.

PRICE

Alternatively, the freehold is available at a price of **£1,500,000**.

PLANNING

The property has planning consent for unrestricted retail use under Class E.

BUSINESS RATES

The property has a Rateable Value of £154,000.

LEGAL COSTS

Each party are to be responsible for their own costs incurred in the transaction.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf
We recommend you obtain professional advice if you are not represented.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D. An EPC certificate is available upon request.

VAT

All prices and rents are quoted exclusive of but may be liable to VAT.

ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWINGS

Strictly by appointment through sole agents:
Contact: Stephen Perrett,
Cheetham & Mortimer
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

**SUBJECT TO CONTRACT
OCTOBER 2024**

 **@MRRETAILEXPERT** 
WWW.CHEETHAM-MORTIMER.COM