
TO LET

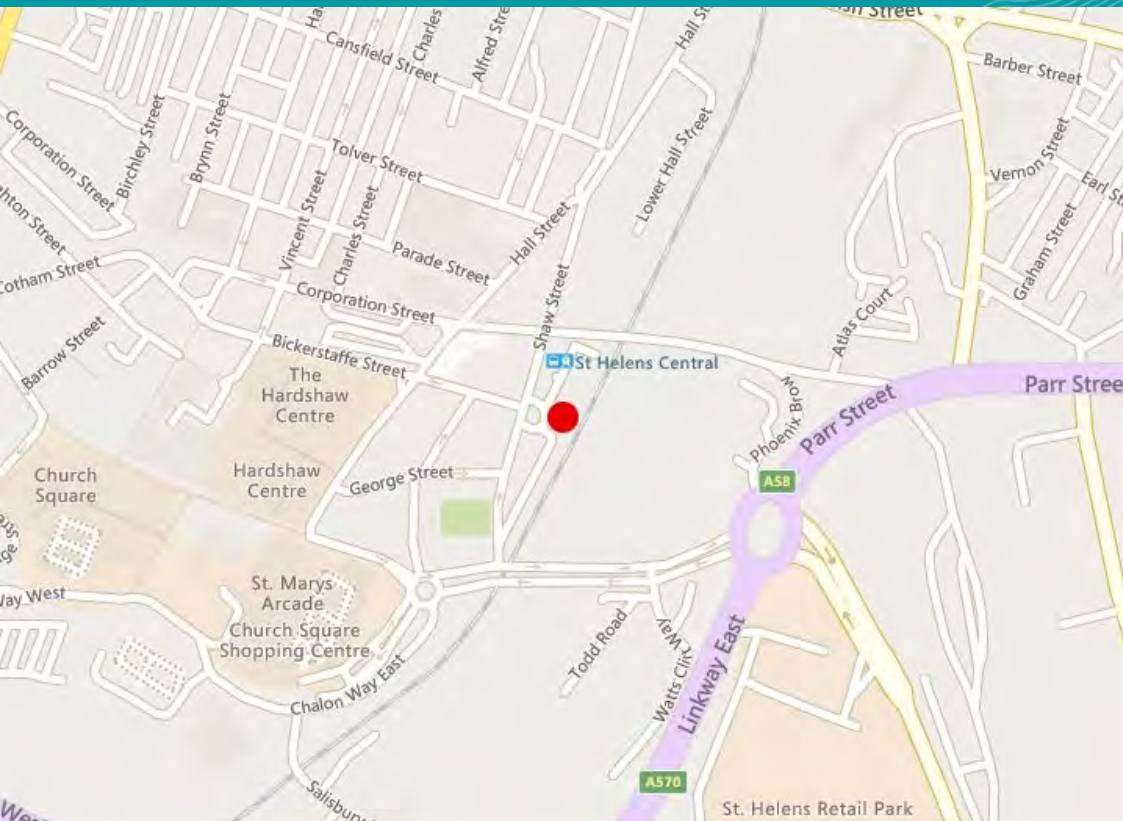
- ✓ Prominent position within the station entrance
- ✓ Annual Station Footfall of 536,754 (1,471 a day)
- ✓ Regular services to Blackpool, Liverpool, Wigan and Preston
- ✓ Suitable for retail/catering
- ✓ Major £90 million regeneration scheme within the city centre
- ✓ New lease available



St. Helens Central Railway Station, Shaw Street, St. Helens WA10 1DQ

Commercial Opportunity

St. Helens Central Railway Station, Shaw Street, St. Helens WA10 1DQ



DESCRIPTION

On behalf of Northern, a commercial opportunity is available at the station.

The opportunity comprises space within the main station concourse/waiting room. The premises front the station car park and can be accessed from both the station car park and the main station entrance.

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

St Helens Central Station serves the town of St Helens and is located on the Liverpool to Wigan Line and the Merseytravel City Line.

The station is situated within close proximity to the town centre and the Church Square Shopping Centre (11-minute walk). St Helens Bus Station is a 3-minute walk along Bickerstaffe Street.

The neighbouring town centre is currently undergoing a £90 million regeneration scheme.

RENT

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business proposal.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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