

**Lot 20, 32-44 Bridge Street, St Helens,
Merseyside WA10 1NW**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



To be a
Cafe/Restaurant

High Yielding Freehold Retail Parade Investment

www.acutus.co.uk

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Property Information

High Yielding Freehold Retail Parade Investment

- Six shops arranged over ground and two upper floors
- Tenants include a barber shop, a school uniform shop, a restaurant and a dessert/coffee shop
- Approximately 16,713 sq ft
- Close to Church Square Shopping Centre where retailers include Superdrug, Boots the Chemist, River Island, Greggs and JD Sports
- VAT-free Investment

Lot
20

Auction
18th May 2023

Rent
£103,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles 12 miles east of Liverpool, 25 miles west of Manchester

Roads A570, A580, M57, M6, M62

Rail St Helens Central

Air Liverpool John Lennon Airport

Situation

The property is located in a prominent position in the town centre, situated on the north-west side of Bridge Street. The property is 150 yards from an entrance to Church Square Shopping Centre with occupiers including Superdrug, Boots the Chemist, River Island, Greggs and JD Sports. Other nearby occupiers include Nando's, Caffe Nero, Subway, Papa John's and Cineworld.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises a parade of six shops arranged on the ground, first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

| Address | Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant | Term | Rent p.a.x. | Rent Review |
|---------------------|---------------------------|--|--------------------------------|---------------------------------|--|------------------------------|---------------------|-------------|
| 32 Bridge Street | Ground First Second | Retail/Ancillary Retail/Ancillary Retail/Ancillary | 111.30 85.33 21.10 | (1,198) (918) (227) | BARBERS NO 1 ST HELENS LIMITED (t/a Barbers No1 St Helens) (2) | 10 years from 24/11/2020 (2) | £17,500 | 24/11/2025 |
| 34 Bridge Street | Ground First Second | Retail/Ancillary Retail/Ancillary Ancillary | 84.30 71.40 16.50 | (907) (769) (177) | AN INDIVIDUAL (To be Café/Restaurant) | 5 years from 17/03/2023 (3) | £14,000 | 17/03/2025 |
| 36 Bridge Street | Ground First Second | Retail/Ancillary Ancillary Ancillary | 92.10 62.40 15.70 | (991) (672) (169) | TWO INDIVIDUALS (t/a Vigour Restaurant) (4) | 10 years from 08/06/2016 (4) | £10,000 | 08/06/2024 |
| 38 Bridge Street | Ground First Second | Retail/Ancillary Ancillary Ancillary | 120.30 15.91 27.00 | (1,295) (171) (291) | D WHITTAKER & CO LIMITED (t/a Whittakers Schoolwear) (5) | 10 years from 25/12/2016 (5) | £12,000 | - |
| 40 Bridge Street | Ground First Second | Retail/Ancillary Ancillary Ancillary | 123.00 23.50 16.00 | (1,324) (253) (172) | SOLSA LIMITED (t/a Solsa E-Cig and Piercing Boutique) (6) | 5 years from 16/03/2021 | £17,500 | - |
| 42-44 Bridge Street | Ground | Retail/Ancillary | 435.52 | (4,688) | OPTIMUM GELATO LIMITED (t/a Kaspas's St. Helens) (7) | 10 years from 14/09/2017 | £32,000 | - |
| 42-44 Bridge Street | First/Second | Ancillary | 231.40 (1) | (2,491) (1) | VACANT | - | - | - |
| Total | | | 1,552.76 | (16,713) | | | £103,000 (3) | |

(1) Areas provided by VOA (www.gov.uk/find-business-rates). 42-44 Bridge Street (First/Second floors) not inspected.

(2) www.barbersno1.co.uk - The lease is subject to a tenant only option to determine on 24/11/2025.

(3) A rent deposit of £4,200 is held by the landlord. The tenant is currently fitting out.

(4) www.vigourkitchen.co.uk - The lease is subject to a tenant only option to determine on 08/06/2024

(5) www.whittakersschoolwear.co.uk

(6) www.facebook.com/sthelensbodypiercing - The lease is subject to a tenant only option to determine on 16/03/2024.

(7) www.kaspas.co.uk.

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September 2020