



TO LET

Retail Unit
553 sq.ft (51 sq.m)

Unit 4, Chain Lane Shopping Precinct, St Helens, Merseyside, **WA11 9HB**

- Ground floor retail unit
- Onsite car parking
- Tenants include The Co-operative, Bargain Booze, Barnardo's

DESCRIPTION

The property is prominently situated in the popular Bayliss Centre on the main High Street and comprises a ground floor retail unit with rear office and staff facilities. There is a dedicated parking space to the rear of the building.

AREAS (approx. NIA)

UNIT 4	sq.ft	sq.m
Ground Floor Sales	553	51

LOCATION - WA11 9HB

A busy neighbourhood local shopping parade, the centre is situated close to the A580 East Lancashire Road, with the immediate surrounding area consisting of residential housing. St Helens is located approximately 15 miles from Liverpool and 10 miles from Wigan.

SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT & RATES

Available on application. The property is elected for VAT.

ENERGY PERFORMANCE

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.

REFERENCES & LEGAL COSTS

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



VIEWING

Strictly via prior appointment:

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