

45 Church Street, St Helens Merseyside WA10 1AX

lot 46

Freehold Retail Investment

- Entirely let to Toni & Guy North Limited (guaranteed by Mascolo Limited) until 2019
- Prominent position on prime pedestrianised retail thoroughfare

- Located some 20 metres from Church Square Shopping Centre and Hardshaw Shopping Centre
- Nearby occupiers include Marks & Spencer, Claire's Accessories, Clarks, McDonald's and Halifax

Rent
£50,000
per annum
exclusive



Location

Miles: 12 miles east of Liverpool
25 miles west of Manchester
Roads: A580, A570, M6, M62, M57
Rail: St Helens Central
Air: Liverpool John Lennon Airport

Situation

The property is situated in a prominent location on the north side of the pedestrianised Church Street. The property benefits from its proximity to Church Square Shopping Centre which houses occupiers such as Top Shop, Clinton Cards, Boots and Bhs, and Hardshaw Shopping Centre which houses occupiers such as Marks & Spencer, Argos, Holland & Barrett and T J Hughes Department Store. Other nearby occupiers include Claire's Accessories, Clarks, McDonald's and Halifax.

Description

The property comprises a ground floor retail unit with ancillary accommodation on first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

NB

The adjacent property, 43 Church Street, is being offered as **Lot 50** in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	77.02 sq m (829 sq ft)	TONI & GUY NORTH LIMITED (t/a Toni & Guy) (1) (guaranteed by Mascolo Limited) (2)	15 years from 24/11/2004 until 23/11/2019 on a full repairing and insuring lease	£50,000	23/11/2014
First	Ancillary	67.91 sq m (731 sq ft)				
Totals		144.93 sq m (1,560 sq ft)			£50,000	

(1) Founded in London in 1963, Toni & Guy has over 420 salons in 42 countries worldwide, employing over 5000 in the UK and a further 2000+ employees across the world.

(2) The property has been sublet to Toni & Guy (St Helens) Limited, guaranteed by individuals until 23rd November 2014.

(3) The lease is subject to a schedule of condition.

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