

lot 50

43 Church Street, St Helens Merseyside WA10 1AX

Rent
£64,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Claire's Accessories UK Ltd until 2021
- 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, New Look, Clarks, McDonald's and Halifax



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 northern 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 New Look, Clarks, McDonald's and Halifax.

Description

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

Tenure

Freehold

VAT

VAT is applicable to this lot.

NB

The adjacent property, 45 Church Street, is being offered as **Lot 46** in this catalogue.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	84.53 sq m (910 sq ft)	CLAIRE'S ACCESSORIES UK LTD (1)	10 years from 25/03/2011 until 24/03/2021 on a full repairing and insuring lease	£64,000	25/03/2016
First	Storage/Ancillary	61.87 sq m (666 sq ft)				
Second	Retail	77.95 sq m (839 sq ft)				
Totals		224.35 sq m (2,415 sq ft)			£64,000	

(1) For the year ending 30th January 2010, Claire's Accessories UK Limited reported a turnover of £143,114,000, pre-tax profits of £4,860,000 and a net worth of £18,284,000. (Source: www.riskdisk.com 20/09/2011)

(2) The tenant is currently benefiting from a rent free period due to expire on 24th March 2012. The seller has agreed to adjust the completion monies so that the property will effectively produce £64,000 from completion of the sale.

For further details please contact:

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