

lot 50

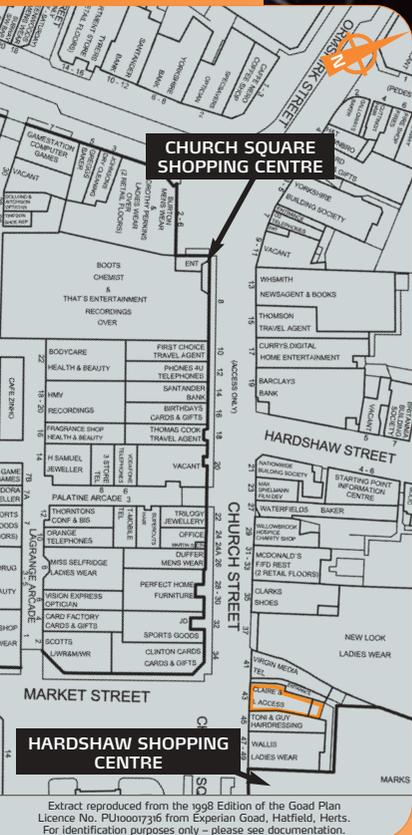
43 Church Street, St Helens  
Merseyside WA10 1AX

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)	<b>CLAIRE'S ACCESSORIES UK LTD (1)</b>	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)				
<b>Totals</b>		<b>224.35 sq m (2,415 sq ft)</b>			<b>£64,000</b>	

- (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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