

lot 23

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
- Six Week Completion



**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

**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.

**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.

**Hardshaw Shopping Centre**, situated immediately to the east, houses occupiers such as Marks & Spencer, Argos, Holland & Barrett and T J Hughes Department Store.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
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	£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) Claire's Stores Inc. is one of the world leading retailers of jewellery at affordable prices. As of February 2013, Claire's operated 3,085 stores in North America, Europe and China ([www.clairstores.com](http://www.clairstores.com)).

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