

**Lot 44, 18 & 20 Bridge Street, St Helens,**

**Merseyside WA10 1NW**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



**High Yielding Freehold Town Centre Shop Investment**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### High Yielding Freehold Town Centre Shop Investment

- Comprises two shops let to Subway and a mobile phone repair shop
- Prominent corner position in town centre
- Opposite Church Square Shopping Centre with occupiers including Boots the Chemist, Pandora, JD Sports, H&M and Costa

#### Lot

44

#### Auction

12/Jul/2022

#### Rent

£32,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

12 miles east of Liverpool, 25 miles west of Manchester

#### Roads

A570, A580, M57, M6, M62

#### Rail

St Helens Central

#### Air

Liverpool John Lennon Airport

### Situation

The property is located in a prominent corner position in the town centre situated on the north-west side of Bridge Street, at its junction with Milk Street. The property is opposite Church Square Shopping Centre with occupiers including Boots the Chemist, Pandora, JD Sports, H&M and Costa. Other nearby occupiers include Specsavers, Caff  Nero and Nando's.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property is arranged on the ground and first floors providing two ground floor shops with ancillary accommodation above.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 weeks completion

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
18 Bridge Street	Ground First	Retail/Ancillary Ancillary	83.10 66.70	(894) (718)	F.RASHEED (t/a Tech Fix)	5 years from 23/02/2018 (1)	£15,000
20 Bridge Street	Ground First	Retail/Ancillary Ancillary	48.10 41.30	(517) (445)	SUBWAY REALTY LIMITED (2)	10 years from 27/02/2014	£17,500
<b>Total</b>			<b>239.20</b>	<b>(2,575)</b>			<b>£32,500</b>

(1) February 2021 tenant break option not exercised

(2) www.subway.com



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## Contacts

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### Seller's Solicitors

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September 2020

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