

# TO LET



Commercial

9a, Church Street,  
St. Helens WA10 1BA

£8,000 Per Annum

Former Bullion Bar

9A Church Street  
St. Helens  
WA10 1BA

- **Prominent position**
- **Adjoins Well known High Street businesses**
- **Opportunity to start a new business**
- **Flexible lease terms**

## location

Situated on Church Street and at the junction of Ormskirk Street and Bridge Street the property occupies a prominent position.

## accommodation

The Basement premises require refitting and comprise 1213 sq ft (112.69 sq m) Gross Internal Floor Area

## services

Mains water, gas and electricity available

## tenure

A new Full Repairing and Insuring lease is offered on flexible terms subject to negotiation

## rent

£8,000 Per Annum

## service charge

There is no service charge

## rates and outgoings

Business rates payable for 2013-14 are £4065.60

## professional and legal costs

Each side pays its own legal costs

## vat

The rent is subject to VAT

## epc

The EPC rating is G

## viewings

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## Joint agents

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