

CHAIN LANE

SHOPPING PRECINCT

St Helens, Merseyside, WA11 9HB



PROMINENT
POSITION ON
THE HIGH STREET

Tenants include:

Bargain Booze

The **co-operative**


Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

**Mason
Partners**

0151 227 1008
MASONPARTNERS.COM

LCP.
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DESCRIPTION

The shopping scheme is in an affluent Cheshire market town. The property is prominently situated in the popular Bayliss Centre on the main High Street and comprises a ground floor retail unit with rear office and staff facilities. There is a dedicated parking space to the rear of the building.

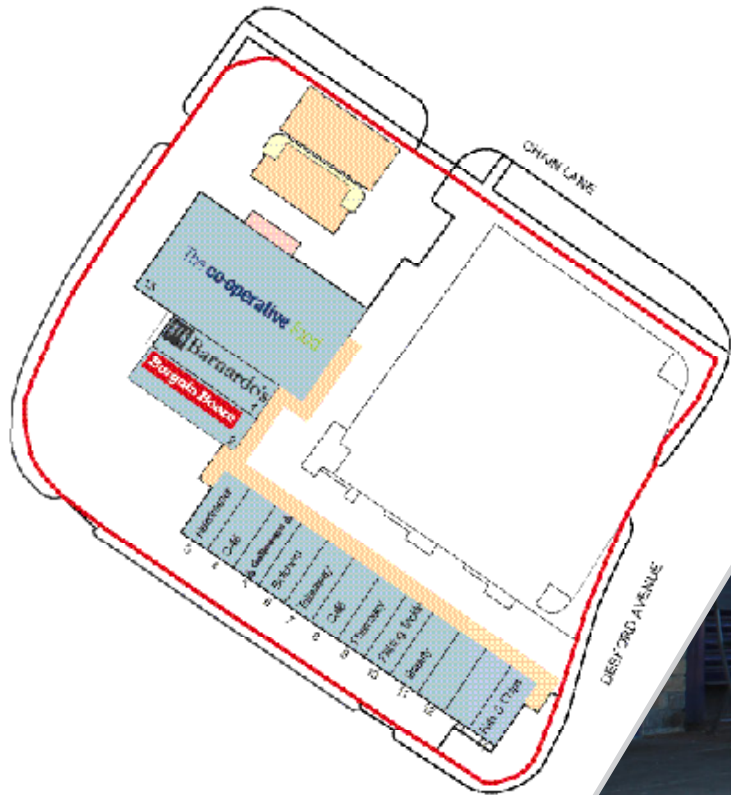


**BUSY LOCAL
SHOPPING
PRECINCT**

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POSSIBLE USES

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



**FREE
ONSITE
PARKING**

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SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available with the exception of gas.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



LOCATION - WA11 9HB

A busy neighbourhood local shopping parade, the centre is situated close to the A580 East Lancashire Road, with the immediate surrounding area consisting of residential housing. St Helens is located approximately 15 miles from Liverpool and 10 miles from Wigan.

View all available units at www.lcpproperties.co.uk/chainlane

Viewing Strictly via
prior appointment with
the appointed agents:

**Mason
Partners**
0151 227 1008
MASONPARTNERS.COM

Lee Quinn
leequinn@masonpartners.com

Chris Haughton
chrishaughton@masonpartners.com

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01384
400123



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Matt Hamer 07386 666437
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*Potential occupiers to make own enquiries to clarify accuracy of data.

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