

M FOUR ACRE

St Helens, Merseyside, WA9 4BZ

Local Occupiers



Morrisons Daily



TOTAL DEVELOPMENT

29,347 SQ.FT

(2,726 SQ.M)

9,357 sq.ft 869 sq.m
available to let



Owned and managed by

LCP.
part of MCore

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searchlcp.co.uk



savills.co.uk **savills**

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M FOUR ACRE

FORMER SUPERMARKET TO LET

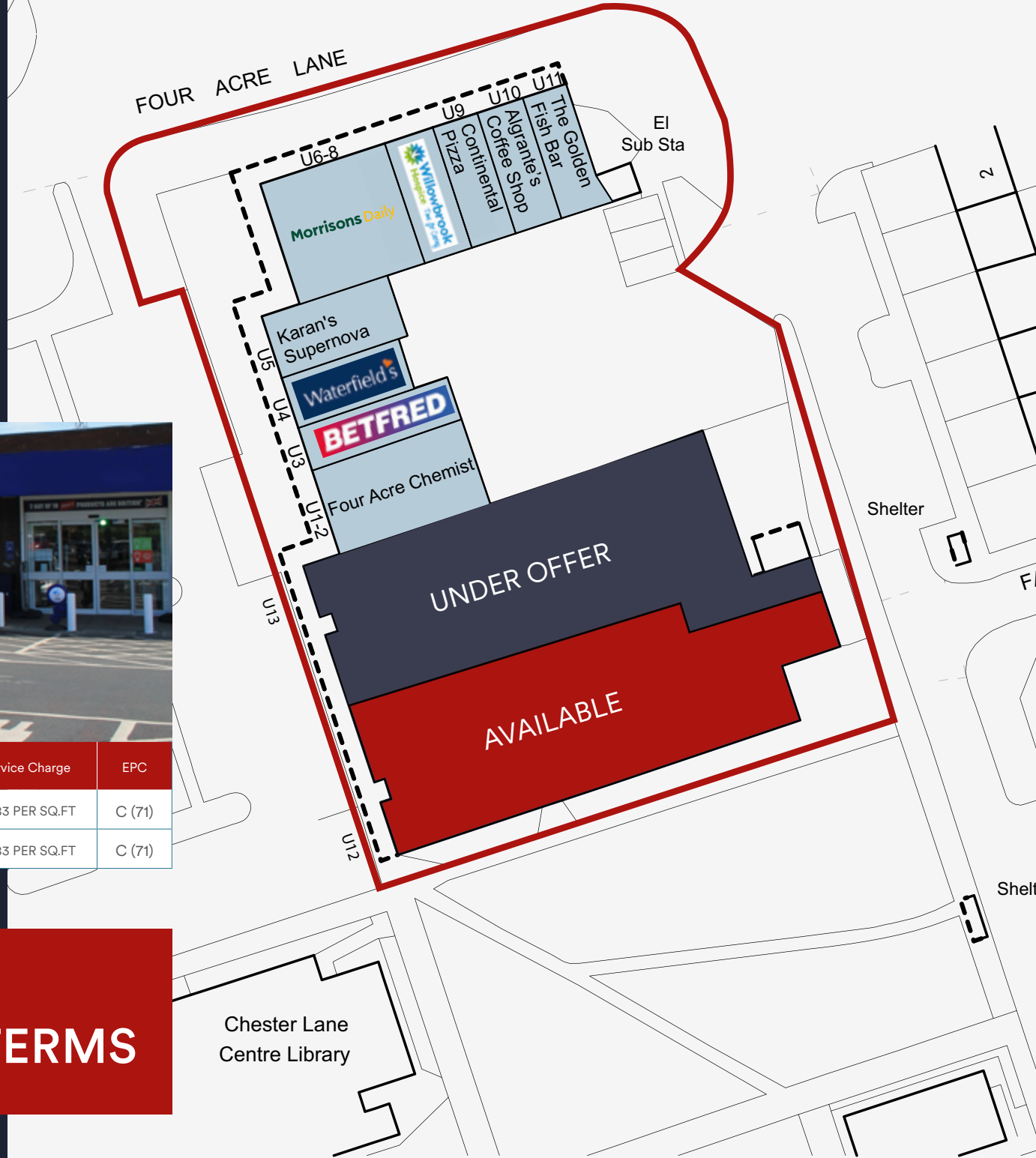
PLANNING

Under the new E Use Class the unit 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.



Unit	Ground Floor Retail		Rent per annum	Rateable Value	Service Charge	EPC
Unit 13	8,064 SQ.FT	749 SQ.M	POA	TBC	£0.83 PER SQ.FT	C (71)
Unit 12	9,357 SQ.FT	869 SQ.M	POA	TBC	£0.83 PER SQ.FT	C (71)

available to let on
BRAND NEW LETTINGS TERMS



Four Acre Lane is a popular local neighbourhood convenience parade, providing a diverse range of local and national retailers and operators.

- ▣ 10 retail units
- ▣ Served by numerous local bus routes
- ▣ Ample FREE car park spaces

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ENERGY PERFORMANCE
Further information available upon request.

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

LOCATION
Clock Face is a village and area of St Helens, England, 5.6 km (3.5 mi) south of the town centre. Close to the B5419 on the main arterial routes into St Helens. St Helens is in the south west of the historic county of Lancashire, 6 miles (10 kilometres) north of the River Mersey. It lies in the industrial belt between Liverpool and Manchester.



FOUR ACRE

**FREE
CAR PARK
SPACES**

**LOCAL
COUNCIL
LIBRARY**

**LOCAL
BUS
ROUTES**

**SERVING
DENSELY
POPULATED
RESIDENTIAL
AREA**

- 0.3 miles to Aldi
- 3.2 miles to St Helens
- SAT NAV: WA9 4BZ
- 2 miles to M62



VIEWING

Strictly by appointment through the agent:

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*Potential occupiers to make own enquiries to clarify accuracy of data.