

SUBJECT TO VP



TO LET

Unit 12

8,656 sq.ft

(804.17 sq.m)

**M** FOUR ACRE

///areas.meanest.mirroring

Four Acre Lane Convenience Centre  
St. Helens, Merseyside  
WA9 4BZ

Occupiers Include

**Morrisons Daily**

**BETFRED** **Heron Foods**

**DESCRIPTION**

Four Acre Lane Convenience Centre is located in Clock Face approximately 4 miles south of St Helens, just off the B5419 which provides quick and easy access into and out of the town centre. Four Acre Lane is a popular, local neighbourhood centre providing over 30,000 sq ft of space let to a variety of national, regional and local occupiers.

- 14 units
- Accessible location just off B5419 and served by numerous local bus routes
- Ample, unrestricted free parking
- Tenants include Heron, Morrisons Daily, Bet Fred, Bargain Booze, Waterfields Bakers and Four Acre Chemist

**ACCOMMODATION**

The unit is planned on ground floor, only having an area of approximately 8,656 sq ft (804.17 sq m).

**RENT**

Rent on application.

**RATEABLE VALUE**

Rateable Value: £97,000

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

**SERVICE CHARGE & INSURANCE**

Information provided upon application.

**ENERGY PERFORMANCE**

Further information available upon request.

**PLANNING**

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the ingoing 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.

**VAT**

VAT at the prevailing rate is payable on all sums due to the landlord.

**31,252 sq.ft**

Total development

**14**

Lettable units on site

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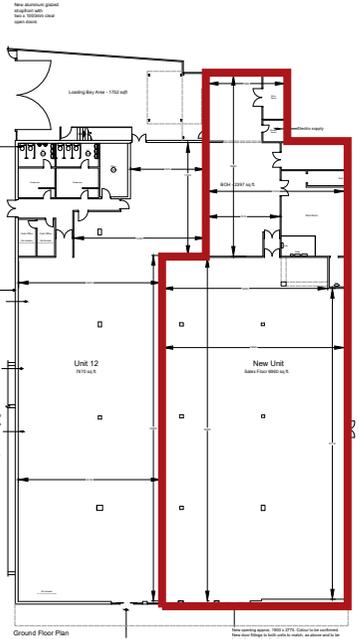
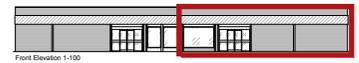
What Three Words



**AVAILABLE UNIT\***



UNIT 12 Potential to Split	sq.ft	sq.m
Ground Floor	8,656	804.17
RENT	POA	
RATEABLE VALUE	£97,000	
SERVICE CHARGE	£9,558.48 +VAT	
INSURANCE	£3,196	
EPC	C:71	



\*SUBJECT TO VP



View on Google Maps



## LOCATION

Clock Face is approximately 4 miles south of St Helens, just off the B5419 which provides quick and easy access into and out of the town centre.

Four Acre Lane is a popular, local neighbourhood centre providing over 30,000 sq ft of space let to a variety of national, regional and local occupiers.

## SERVICES



**Lockers**  
InPost



**Service Area**



**Ample Free Parking Spaces**



mcoreproperty.com



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Strictly via prior appointment  
with the appointed agents:



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