

**M** FOUR ACRE

St Helens, Merseyside, WA9 4BZ

Local Occupiers



**Morrisons Daily**

**BETFRED**

**Heron Foods**

TOTAL DEVELOPMENT

**29,347 SQ.FT**

(2,726 SQ.M)

**8,656 sq.ft** 804 sq.m  
**available to let**



Owned and managed by

savills.co.uk   
**0161 236 8644**

**LCP.**  
part of MCore  
**01384 400123**  
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# M FOUR ACRE

## FORMER SUPERMARKET TO LET

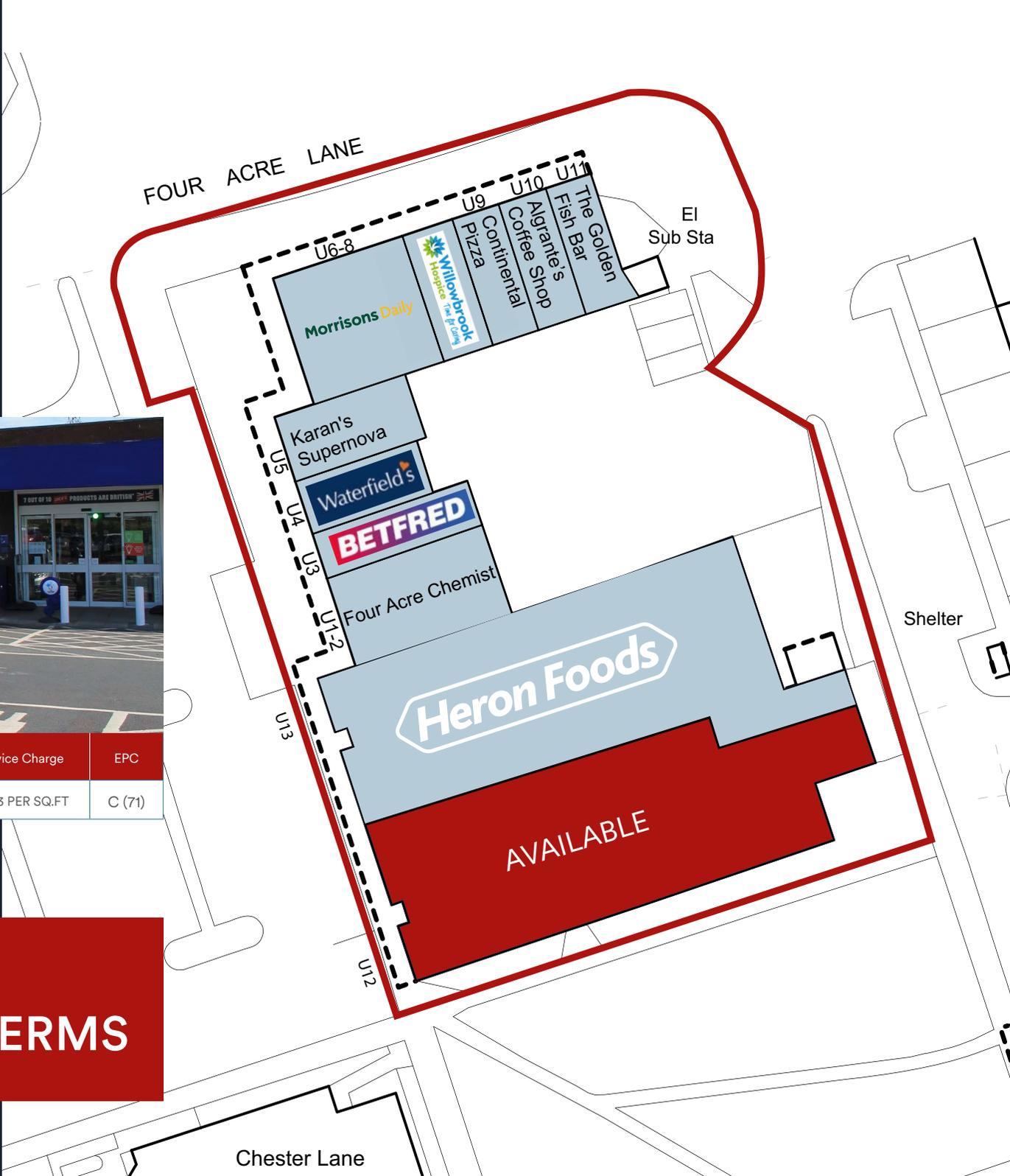
### PLANNING

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 ingoing 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 12	8,656 SQ.FT 804 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

**TOTAL DEVELOPMENT**  
29,347 SQ.FT (2,726 SQ.M)

**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.

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