

### 4 WEEK COMPLETION



#### SITUATION

Located at the junction with Hall Street and at the edge of the pedestrianised shopping section of this town centre retail thoroughfare, opposite **Argos**, and amongst such other multiple retailers including **Marks and Spencer, Savers, New Look, Virgin, Claires Accessories** and the **Hardshaw Centre** and opposite the main **Town Centre Car Park** and the **Church Street Shopping Centre**.

St Helens is a major industrial and commercial centre located approximately 12 miles east of Liverpool and 20 miles west of Manchester, having good road access via both the M62 and A580 East Lancashire Road.

#### PROPERTY

A substantial corner building comprising a **Ground Floor Restaurant** with **Basement** and separate side access to **Office/Storage Accommodation** on the first and second floors.

#### ACCOMMODATION

##### Ground Floor Restaurant (approx. 70 covers)

Gross Frontage	35'2"
Return Window Frontage	39'8"
Restaurant Depth	39'4"
Sales Area	Approx 1,490 sq ft
2 WCs	

##### Basement

Kitchen/Store Area	Approx 1,150 sq ft
--------------------	--------------------

##### First Floor Office/Storage

Area	Approx 1,120 sq ft
------	--------------------

##### Second Floor Office/Storage

Area	Approx 1,200 sq ft
------	--------------------

##### Total Area

Approx 4,960 sq ft

**VAT is NOT payable in respect of this Lot**

#### TENURE

Leasehold for a term of 999 years from 7th May 1878 at a fixed ground rent of £29.15 p.a.

## £23,500 per annum

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **MATTHEW BERGER**



View along Church Street



Interior view of restaurant



### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Zhi Jian Tan as a Chinese Restaurant** for a term of 20 years from 14th November 2011 at a current rent of **£23,500 per annum** exclusive.

**Fixed increase in 2016 to £25,380 p.a.**

**Rent Reviews and Tenant's Breaks 2021 and 2026**

**Note 1: There is a £5,250 Rent Deposit held.**

**Note 2: There may be potential to convert the upper parts to residential use, subject to obtaining possession and the necessary consents.**



**JOINT AUCTIONEERS**  
Edward Symmons LLP, 5 St Paul's Square,  
Liverpool L3 9SJ Tel: 0151 236 8454. Ref: P. Parker, Esq

**VENDOR'S SOLICITORS**  
Irwin Mitchell LLP - Tel: 0161 838 3124  
Ref: Ms Emma Lavery - Email: emma.lavery@irwinmitchell.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts