

St Helens - 18 Bridge Street, Merseyside WA10 1NW
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



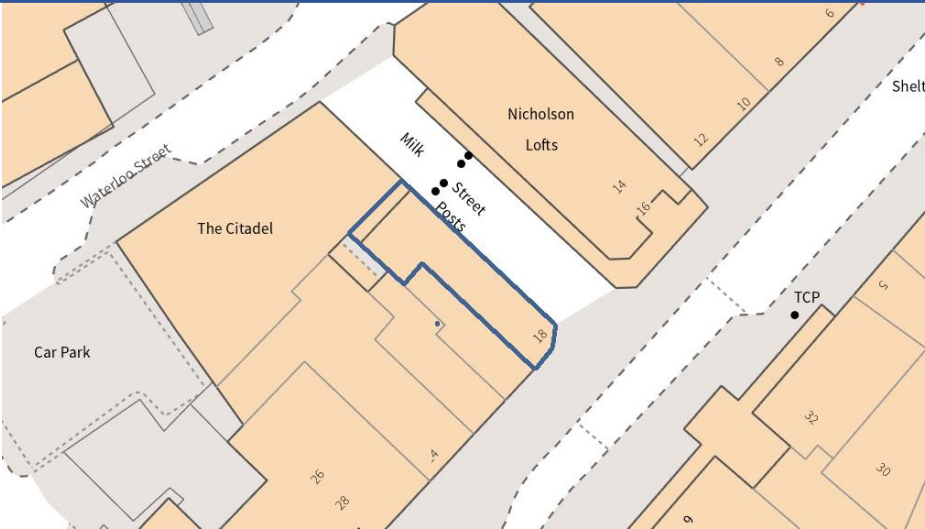
St Helens - 18 Bridge Street, Merseyside WA10 1NW

Freehold Retail Investment



Investment Consideration:

- Purchase Price: £150,000
- Gross Initial Yield: 10.00%
- Rental Income: £15,000 p.a.
- VAT is applicable to this property
- Comprises ground floor shop with ancillary above
- Town centre location opposite Church Square Shopping Centre, with occupiers nearby including Specsavers, Café Nero, Nando’s and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 18 (Ground/First Floor)	Ground Floor: 83.10 sq m (894 sq ft) Open plan retail, Storage First Floor: 66.70 sq m (718 sq ft) Ancillary, Office, Storage	Individual	5 Years from 23 February 2018	£15,000	Note 1: FRI Note 2: Break option in 2021 NOT exercised

			Total	£15,000	
--	--	--	-------	---------	--

St Helens - 18 Bridge Street, Merseyside WA10 1NW

Freehold Retail Investment



Property Description:

The property comprises ground floor shop with ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: Shop	83.10 sq m	(894 sq ft)
Open plan retail, Storage		
First Floor: Ancillary	66.70 sq m	(718 sq ft)
Ancillary, Office, Storage		
Total net internal area:	149.80 sq m	(1,612 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 5 Years from 23rd February 2018 at a current rent of £15,000 per annum and the lease contains full repairing and insuring covenants. Break option in 2021 NOT exercised.



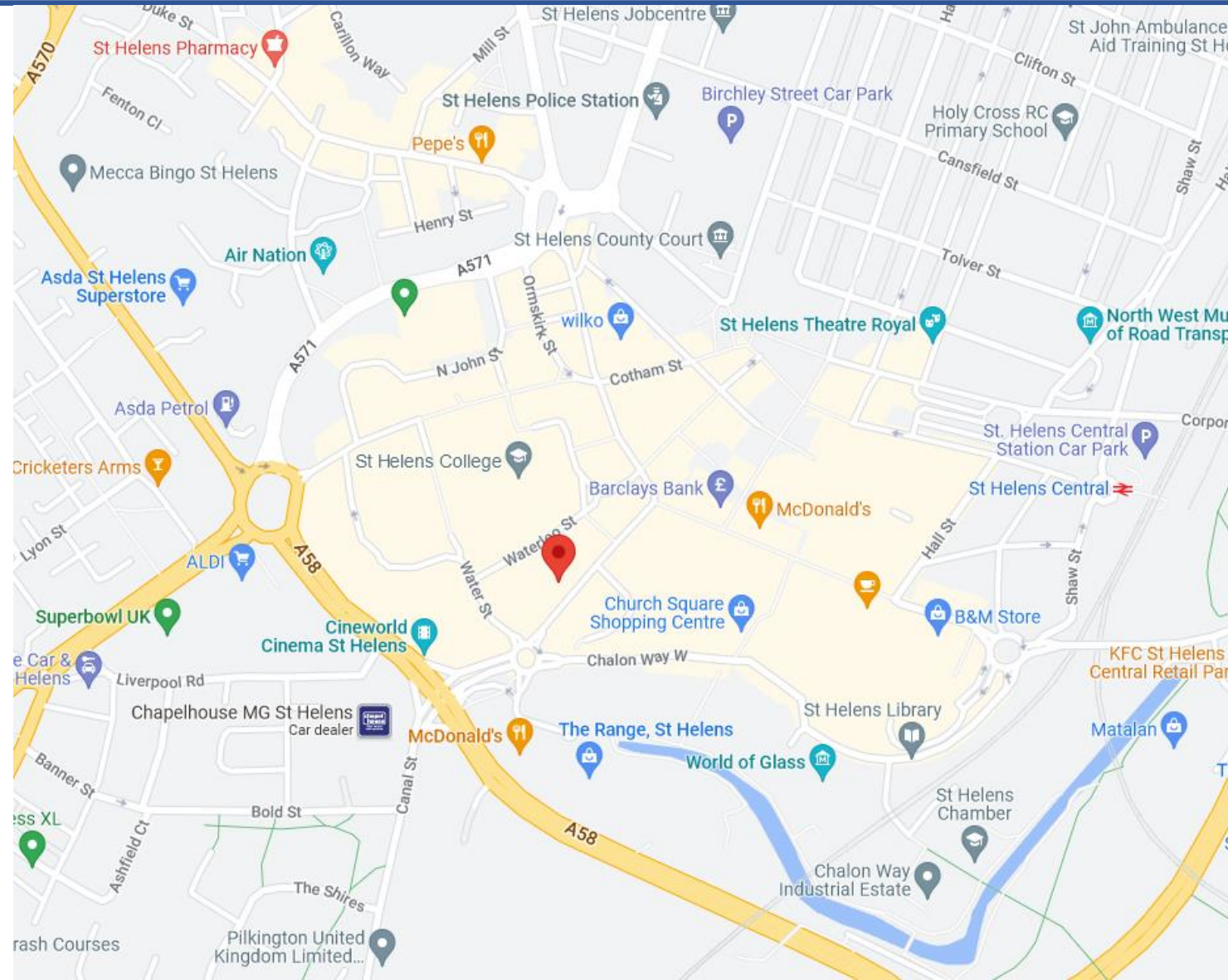
St Helens - 18 Bridge Street, Merseyside WA10 1NW

Freehold Retail Investment



Location:

St Helens is a large town in Merseyside and is also the administrative centre of the Metropolitan Borough of St Helens. The town is well served by motorway links with the east–west corridors of the M58 and M62 to the north and south of the town respectively. The town is also served by the parallel-running north–south routes of the M57 and M6 to the east and west. The property is located in a prominent corner position in the town centre situated on the north-west side of Bridge Street, at its junction with Milk Street. The property is opposite Church Square Shopping Centre with occupiers including Boots the Chemist, Pandora, JD Sports, H&M and Costa. Other nearby occupiers include Specsavers, Caffé Nero and Nando's.



St Helens - 18 Bridge Street, Merseyside WA10 1NW

Freehold Retail Investment

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.