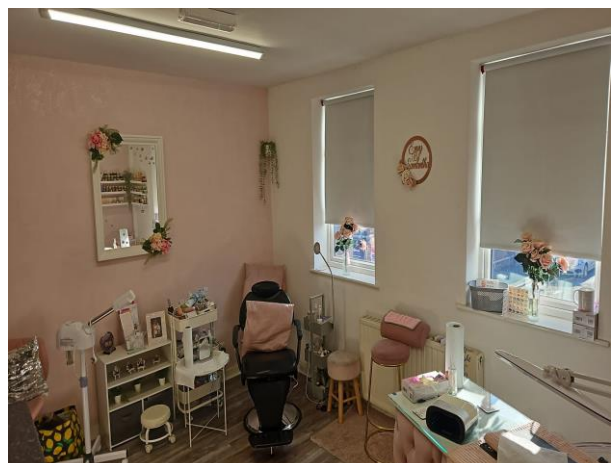




HEALY SIMPSON
PROPERTY CONSULTANTS SINCE 1880



77 , Junction Lane, St. Helens, WA9 3JN
Monthly Rental Of £600



77 , Junction Lane, St. Helens, WA9 3JN

Two first floor rooms. The property is located in Sutton Village approximately three miles south east of St Helens town centre. The property benefits from good transport links being close to the A580 and St Helens Junction railway station.

Room 1

Room 1 is on the first floor is 14.52 square metres (156 sq ft). The room has a fitted sink and there is a W.C facility for exclusive use of the first floor staff and visitors. Access to the building is via the front door at ground level, hallway and stairs. The building is fully alarmed and has security window shutters.

Room 2

Room 2 is on the first floor and is 11.50 square metres (124 sq ft). The room has a fitted sink and there is a W.C facility for exclusive use of the first floor staff and visitors. Access to the building is via the front door at ground level, hallway and stairs. The building is fully alarmed and has security window shutters.

Terms

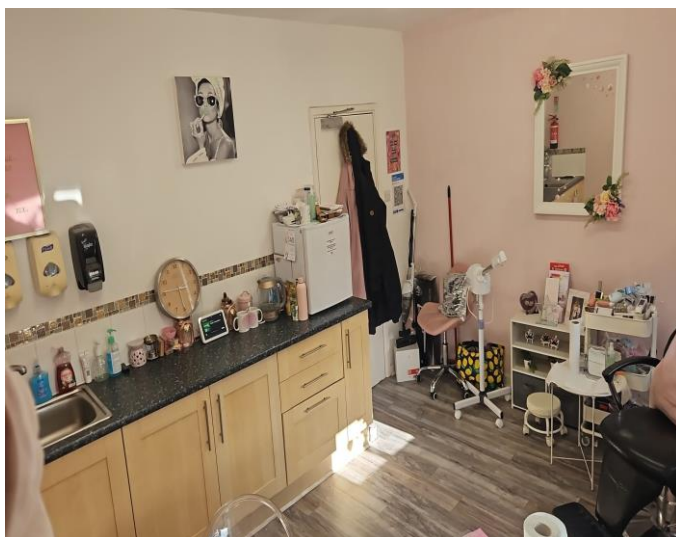
Rent is £600 per calendar month plus utility bills. Flexible lease terms are available.

Viewings

Viewings by appointment only. Please contact our office on 01942 241797 or by email to enquiries@healysimpson.co.uk

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



Energy performance certificate (EPC)

77, Junction Lane ST. HELENS WA9 3JN	Energy rating D	Valid until: 14 April 2026
		Certificate number: 0280-0836-6729-9494-2002

Property type	D1 Non-residential Institutions - Primary Health Care Building
Total floor area	99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

