



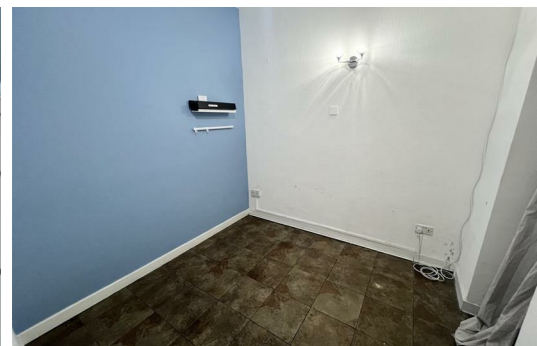
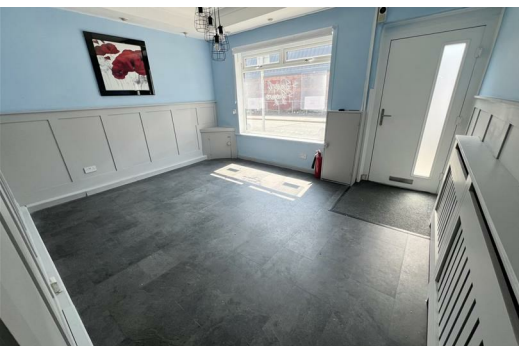
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## Claughton Street, St. Helens, WA10 1SN

**£99,950**

We are pleased to announce for sale this double storey commercial unit which is positioned on a prominent street in the town centre and is ideal for a number of uses subject to planning. The property benefits from being UPVc double glazed and briefly comprises of: front sales area leading through to an internal hallway with three treatment rooms, kitchen, drying room, and wc all to the ground floor. To the first floor there is a large landing area, three further treatment rooms, and a shower room. The property has been split into smaller rooms so could be opened up to create less larger rooms if needed. Externally the property has an area to the rear for off street parking. Viewing is highly recommended to appreciate the size and scope for this property and can be arranged through our office or by calling 01744 24341.





**Front Sales Area**

14'9" x 11'9" (4.50 x 3.60)

UPVc double glazed window to front aspect, door, and radiator.

**Inner Hallway**

Stairs to first floor, ceramic floor tiles, entrance to rear and radiator.

**Treatment Room One**

8'3" x 7'10" (2.54 x 2.39)

Ceramic floor tiles.

**Treatment Room Two**

7'4" x 6'4" (2.25 x 1.94)

Ceramic floor tiles.

**Treatment Room Three**

7'1" x 6'2" (2.16 x 1.90)

Ceramic floor tiles.

**Kitchen**

6'2" x 6'0" (1.88 x 1.84)

Stainless steel sink, plumbed for washing machine, wall mounted combi boiler, and ceramic floor tiles.

**Drying Room**

8'0" x 3'2" (2.44 x 0.99)

Radiator, and part tiled walls.

**WC**

Low level wc, hand wash basin, and ceramic floor tiles.

**First Floor Landing**

Two radiators, laminate flooring, and storage cupboard.

**Treatment Room Four**

10'5" x 5'8" (3.20 x 1.75)

UPVc Double glazed window to front aspect, laminate flooring, and radiator.

**Treatment Room Five**

10'5" x 5'10" (3.18 x 1.80)

Laminate flooring.

**Treatment Room Six**

8'6" x 6'6" (2.60 x 2.00)

Laminate flooring.

**Shower Room**

13'1" x 6'6" (4.01 x 1.99)

Stand in shower cubicle, hand wash basin, and radiator.

**External**

Parking space to the rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

