



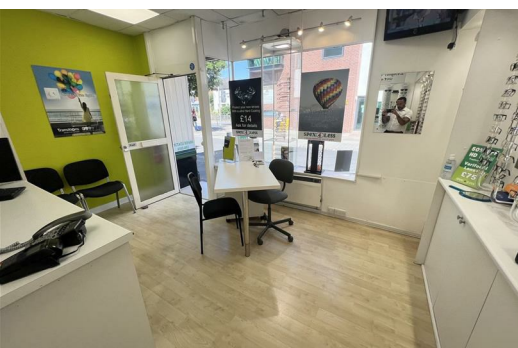
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Bickerstaffe Street, St. Helens, WA10 1DH

£70,000

We are pleased to announce for sale this double storey commercial unit in St Helens town centre close to the regeneration area. The property has a good foot flow with it being close to St Helens Central train station, walk in centre and on the main street leading to the town centre. The property consists of a front sales area, rear storage room or office, and an open plan first floor. The building would suit a number of different uses subject to planning and viewing is highly recommended to appreciate the potential and can be arranged through our office or by calling 01744 24341.



Front Sales Area

14'7" x 11'5" (4.46 x 3.50)

Door and window to front aspect, and stairs to first floor.

Rear Office or Storage

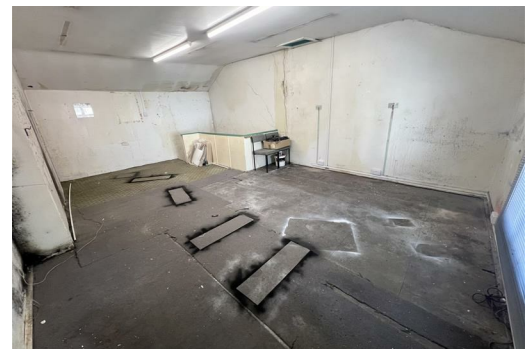
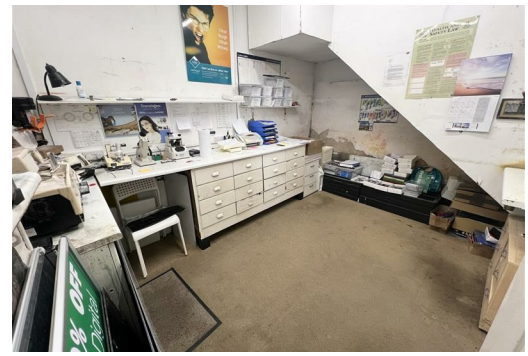
13'4" x 10'4" (4.08 x 3.17)

Sink unit.

First Floor

22'11" x 14'10" (7.01 x 4.54)

Open plan area with window to front aspect, and loft access.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC