



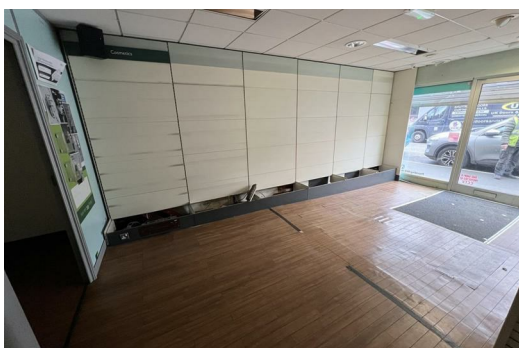
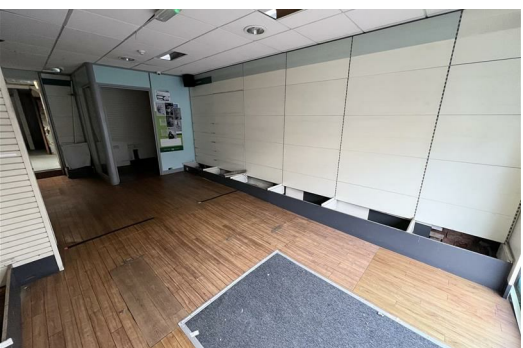
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## Junction Lane, St. Helens, WA9 3JN

**£99,950**

We are pleased to announce for sale this two story commercial property which would be an ideal investment or for an owner occupier. The property has potential to be split in to two units, subject to planning, with it offering a good floor area on both levels. The layout consists of front sales area with small separate office, two rear store/ office areas with stairs to first floor. The first floor has a landing area with kitchen, large office to the front and male and female toilets. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.





Front Sales Area

25'7" x 13'1" (7.80 x 3.99)

Two double glazed windows and door with roller shutter.

Small Office

6'7" x 6'0" (2.02 x 1.84)

Storage/ Office Room

17'7" x 13'4" (5.37 x 4.08)

Rear Storage/ Office

19'7" x 12'5" (5.99 x 3.80)

Door to rear aspect, and stairs to first floor.

First Floor Landing

Kitchen Area

Stainless steel sink, and base unit.

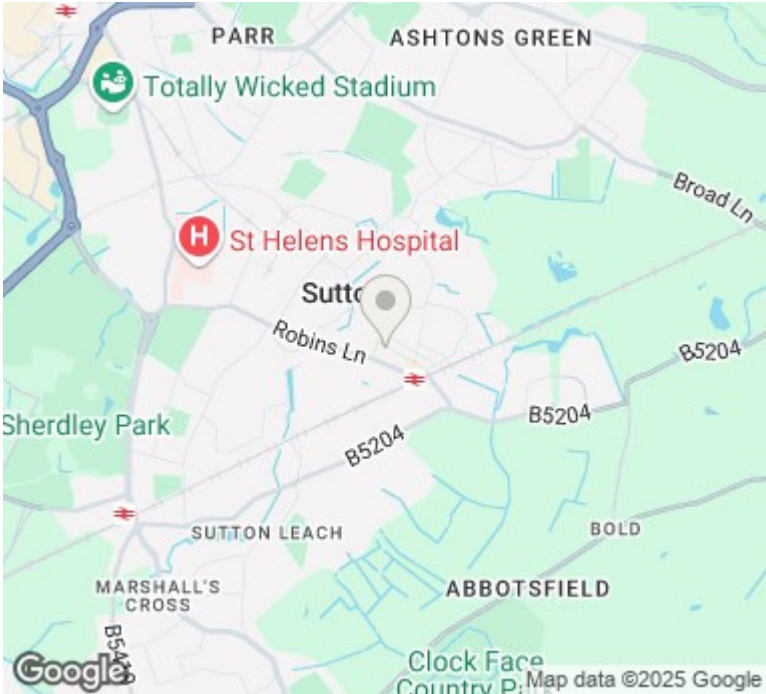
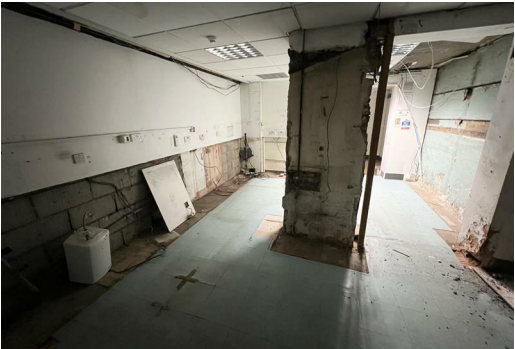
Office

14'1" x 11'1" (4.30 x 3.39)

UPVc double glazed window to front aspect.

Male and Female Toilets

Both with wc and hand wash basin.



Energy Efficiency Rating	
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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