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## Claughton Street, St. Helens, WA10 1SN £925 Per Month

We are pleased to offer for let this two storey commercial premises which is ideal for a number of uses subject to planning. The property benefits from being mostly UPVc double glazed, gas central heating, and parking for 2/3 cars at the rear. The building consists of a large sales area with access to the front and rear and wc to the ground floor. To the first floor there are two good sized offices, a kitchen, and a further wc. 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

41'9" x 16'4" (12.75 x 5.00)

Door and large window to front aspect, door to rear aspect leading to parking area, stairs to first floor, and four radiators.

WC

UPVc Double glazed window to rear aspect, low level wc, and hand wash basin.

First Floor Landing

Radiator.

Front Office

16'3" x 9'1" (4.97 x 2.78)

UPVc Double glazed window to front aspect, and radiator.

Rear Office

17'1" x 9'6" (5.23 x 2.92)

UPVc Double glazed window to rear aspect, and two radiators.

Kitchen

8'5" x 8'1" (2.57 x 2.48)

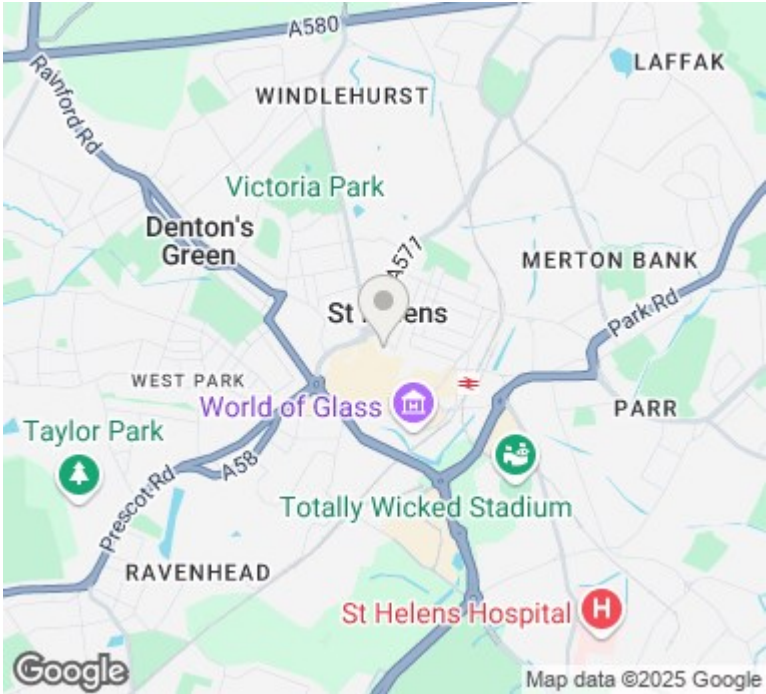
UPVc Double glazed window to side aspect, stainless steel sink, and radiator.

WC

Low level wc, hand wash basin, and radiator.

External

Parking to the rear with space for two cars comfortably but would fit three cars.



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		

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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