



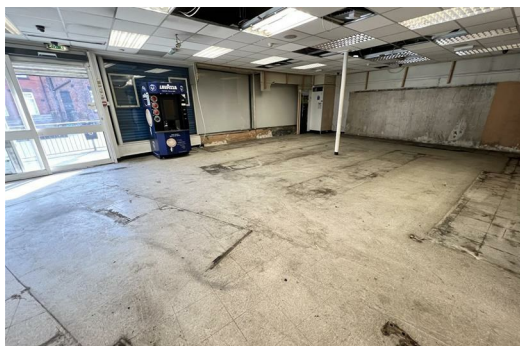
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Parr Stocks Road, St. Helens, WA9 1PA

£22,000 Per Annum

We are pleased to offer for let this very good sized double storey commercial premises which would be ideal for a number of uses subject the planning. Accessed through an electric roller shutter into a large sales area with kitchen, office, and store room all to the ground floor. To the first floor there is a further three large rooms and a wc. Externally the property has access down the side to a rear yard area. 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.



Sales Area

36'10" x 26'2" (11.24 x 7.99)
Electric roller shutters, sliding door, and two windows.

Inner Hall

Stairs to first floor.

Office/ Computer Room

7'8" x 5'3" (2.35 x 1.61)

Store Room

20'6" x 12'5" (6.27 x 3.80)
Door to rear yard.

Kitchen

10'7" x 6'7" (3.25 x 2.02)
Stainless steel sink unit, and radiator.

First Floor Landing Area

18'1" x 13'4" (5.53 x 4.07)

Room One

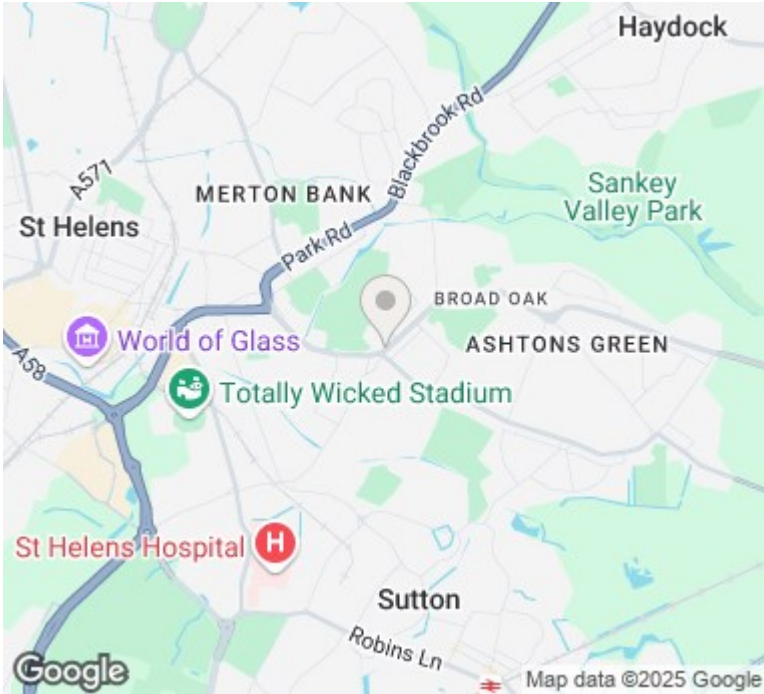
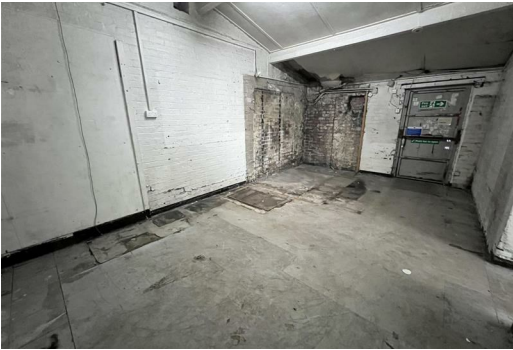
26'6" x 24'0" (8.10 x 7.33)
Three windows to front aspect.

Room Two

22'5" x 12'8" (6.85 x 3.88)
Window to front aspect.

WC

Low level wc, and hand wash basin.



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