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Westfield Street, St. Helens, WA10 1QF

£1,000 Per Month

We are pleased to offer for lease this double storey commercial unit which has under gone a full refurbishment and is positioned in a popular part of the town centre with a good foot flow. The property benefits from parking to the rear and briefly comprises of: front sales area/office, kitchen with stairs to the first floor, and wc all to the ground floor. To the first floor there are two good sized offices and a shower room. Externally the property has an electric roller shutter to the front and parking to the rear for up to four cars. Viewing is highly recommended to appreciate the condition and finish and can be arranged through our office or by calling 01744 24341.



Front Office/ Sales Area

25'8" x 14'7" (7.84 x 4.47)
Door and windows to the front with electric roller shutter, UPVc double glazed door to rear, laminate flooring, and two electric wall heaters.

Kitchen

16'4" x 8'8" (5.00 x 2.65)
Stainless steel sink, breakfast bar, part tiled walls, electric wall heater, door to rear yard, and stairs to first floor.

WC

Low level wc.

First Floor Landing

UPVc double glazed window to side aspect, and electric wall heater.

Front Office

14'8" x 11'10" (4.48 x 3.63)
UPVc double glazed window to front aspect, and electric wall heater.

Rear Office

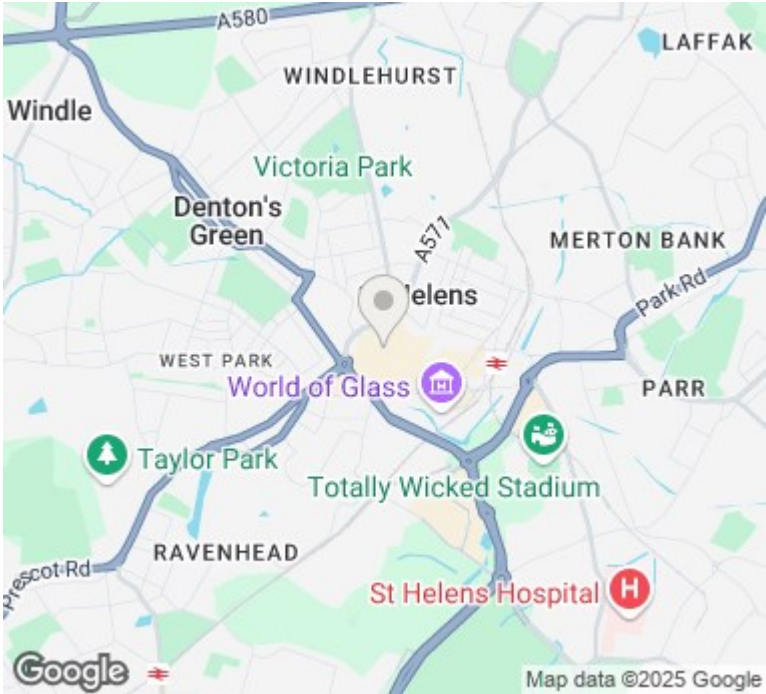
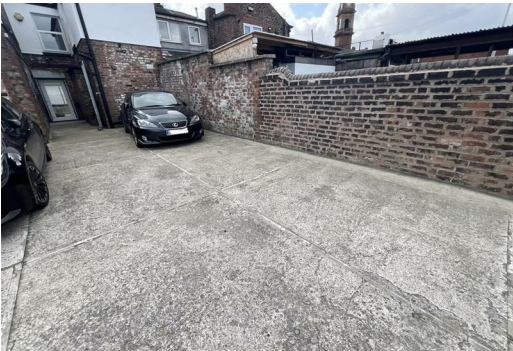
12'10" x 9'1" (3.92 x 2.77)
UPVc double glazed window to rear aspect, and electric wall heater.

Shower Room

5'10" x 5'2" (1.79 x 1.59)
Stand in shower cubicle, low level wc, vanity sink unit, and heated towel rail.

External

Parking to the rear with space for up to four cars.



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	56	56	(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		