



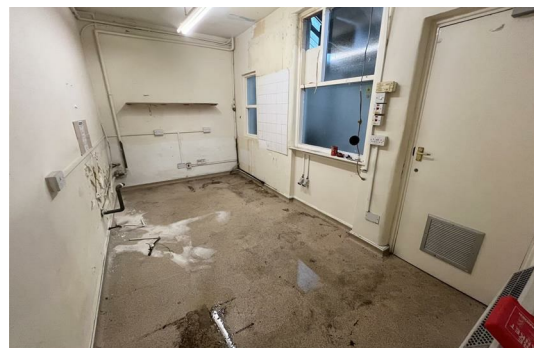
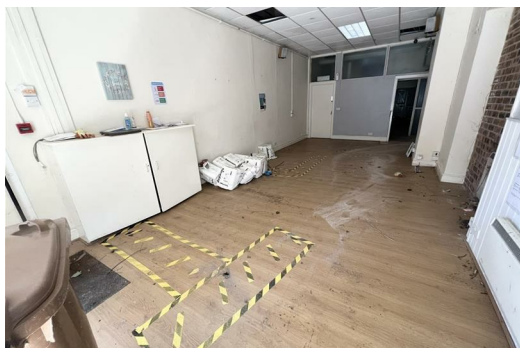
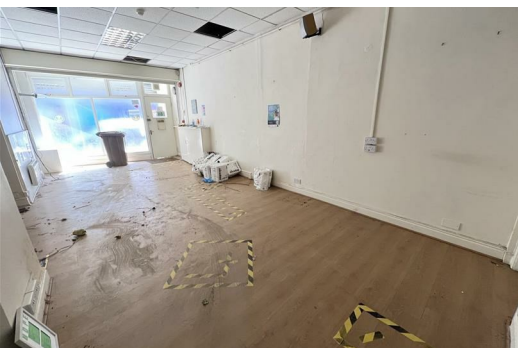
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## Church Street, St. Helens, WA10 1AJ

### £179,950

We are pleased to announce for sale this three storey commercial premises which would be ideal for a number of uses, subject to planning. The property is an end terraced and briefly comprises of: entrance via roller shutter to large front sales/ office, rear hallway, further office/ potential kitchen, and shower room to the ground floor. To the first floor there is a split level landing with small office to the rear and a large room to the front. To the second floor is a further office. Externally the property has a small yard area. Although the property does require some upgrading works, viewing is highly recommended to appreciate the size and potential and can be arranged through our office on 01744 24341.





Front Sales/ Office

28'0" x 12'6" (8.55 x 3.82)  
UPVc Double glazed window to front aspect, door to front, and electric wall heater.

Rear Room

15'2" x 7'11" (4.64 x 2.42)  
Electric wall heater.

Rear Hallway

Door to rear yard, and stainless steel sink.

Shower Room

Stand in shower cubicle, low level wc, hand wash basin, and part tiled walls.

First Floor Landing

Stairs to second floor.

1st Floor Office

8'7" x 7'10" (2.64 x 2.39)  
Window to side aspect, and electric wall heater.

1st Floor Sales/ Office

29'0" x 12'5" (8.84 x 3.80)  
Window to front aspect, two electric wall heaters, stainless steel sink set in range of base units.

Second Floor Landing

Window to side aspect.

2nd Floor Office

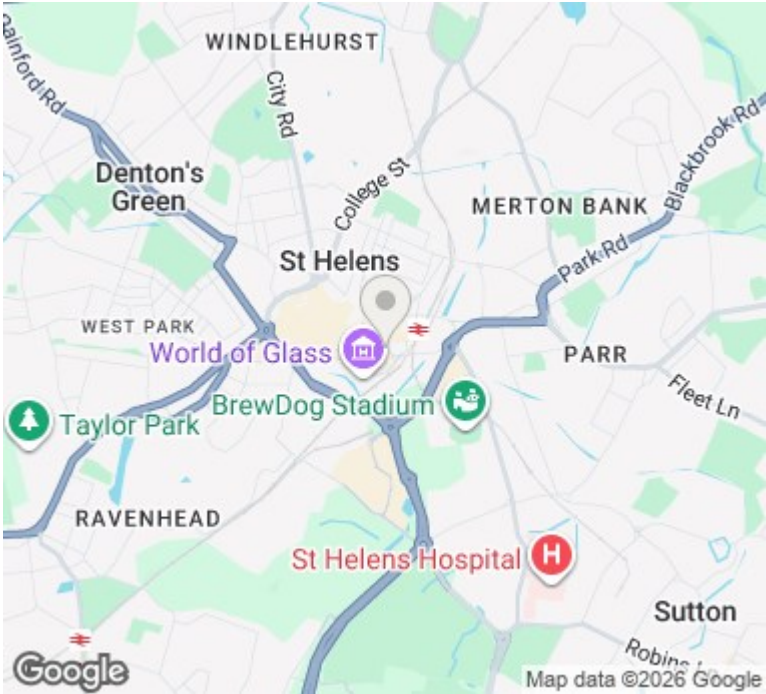
15'3" x 7'10" (4.66 x 2.41)  
Window to side aspect, and electric wall heater.

Rear yard

Brick wall boundaries and gate access to alleyway.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		