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## Westfield Street, St. Helens, WA10 1QA By Auction £190,000

We are pleased to announce for sale this commercial investment currently generating a good income of over 8.5% yield. Situated on a busy section of the town centre surrounded by popular bars and pubs. The building consists of a takeaway business to the ground floor and offices to the first floor with an independent entrance. The building is mostly UPVC double glazed. Viewing is highly recommended to appreciate the potential and condition of the property and can be arranged through our office or by calling 01744 24341. EPC- 111E





**Ground Floor**  
Currently leased on a 10 year lease from July 2025 at a rent of £13,800 per annum

**Front Sales Area**  
25'10" x 15'8" (7.89 x 4.80)  
UPVc double glazed window and doors to front aspect, part tiled walls, and ceramic floor tiles.

**W C**  
7'10" x 6'3" (2.41 x 1.92)  
Low level wc, hand wash basin, and part tiled walls.

**Rear Kitchen**  
19'10" x 15'8" (6.06 x 4.78)  
Ceramic floor tiles and part tiled walls.

**Rear Store Room**  
12'6" x 11'2" (3.82 x 3.42)  
Door to rear yard and ceramic floor tiles.

**W C**  
Low level wc and hand wash basin.

**Information**  
The owner advises he will update on all the fixtures and fittings being left in the property and the current position on the trading figures.

**First Floor Offices**  
Currently leased on a 7 year lease from September 2025 at a rent of £5,000 per annum

**Hall and Landing**  
UPVc Door leading to stairs to first floor landing.

**Rear Office/ Reception**  
12'4" x 9'11" (3.76 x 3.04)  
UPVc Double glazed window.

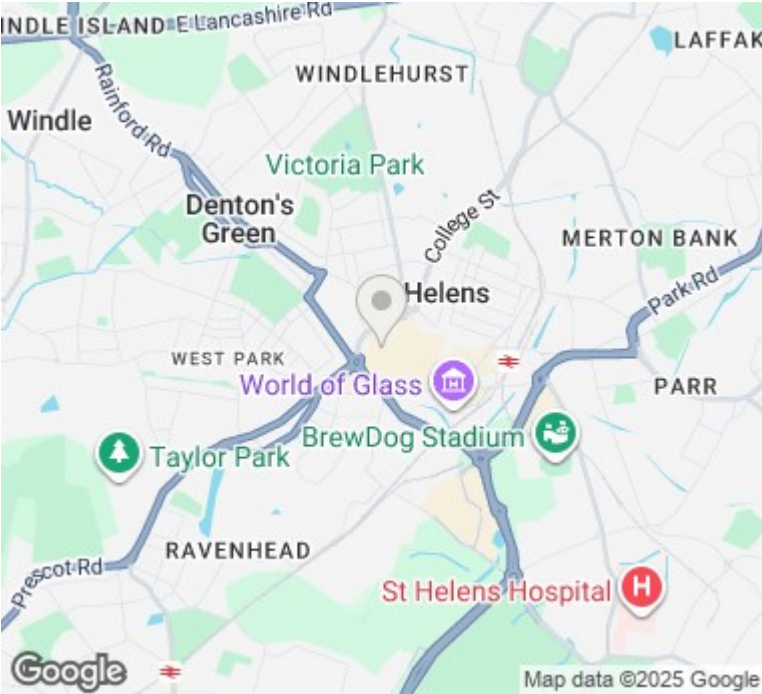
**Front Office**  
12'4" x 11'5" (3.78 x 3.49)  
UPVc Double glazed window.

**W C**  
Low level wc, and hand wash basin.

**External**  
Yard area to the rear with up and over door for off street parking.

**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.

**Auctioneer Comments**  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).  
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.  
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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