



# STAPLETON DERBY



Leslie Road, St. Helens, WA10 3EQ

£1,250 PCM



We are pleased to offer for rent this two storey mixed use property, well located in the Toll Bar area of St Helens. The property is within walking distance of local amenities and public transport networks. To the ground floor is a spacious unit currently occupied as a hair salon, and to the first floor is a large residential 2 bedroom flat.

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The property briefly comprises; Entrance, lounge/ kitchen, 2 bedrooms and bathroom.

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- TWO STOREY MIXED USE PROPERTY
- FIRST FLOOR ONE BED APARTMENT
- CURRENT ANNUAL INCOME £12,300
- ST HELENS COUNCIL TAX BAND A
- GROUND FLOOR HAIRDRESSERS
- FULLY TENANTED INVESTMENT
- LONG LEASEHOLD (999Y FROM 1906)



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