



**Feeney Street, St. Helens, WA9 4BJ**

**£60,000**



Positioned amongst few other businesses Feeney Street in the residential area of Sutton Manor, St. Helens, this commercial unit presents an excellent opportunity for both budding entrepreneurs and seasoned investors. The property boasts a spacious front room, enhanced by a large window that not only floods the space with natural light but also serves as a prime advertising spot, perfect for attracting passing trade.

At the rear of the unit, you will find a convenient kitchen area and a WC, ensuring that the essential amenities are readily available for your business needs. The location is particularly advantageous, being in close proximity to the iconic Dream statue, a popular attraction that draws numerous visitors throughout the year. This foot traffic can significantly benefit any small business looking to establish itself in the community.

With low overheads, this unit is ideally suited for a start-up business, providing a cost-effective solution for those looking to make their mark.

- Fantastic Commercial Opportunity
- Recently Decorated Ready For A New Occupier
- Available Immediately
- Close To The Dream
- EPC - E
- Prominent Shop Window
- Prime Location With Passing Trade
- Kitchen & WC Area To The Rear
- Fantastic Investment Opportunity



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