

# HUNTERS®

HERE TO GET *you* THERE



## Lugsmore Lane

St. Helens, WA10 3DL

£630 Per Month



Prime Shop Space For Rent! Located in the heart of St Helens.

This space has no license for hot food, but could be a great business opportunity for beauty salon, hairdresser's, etc. Take advantage of this fantastic opportunity to secure a prime spot for you business. This fantastic commercial space is located on a main road position at the very heart of the town with a large number of residential dwellings and other small businesses within the immediate locality. Previous tenant ran a successful beauty parlour equipped with back wash, separate WC and kitchen facilities

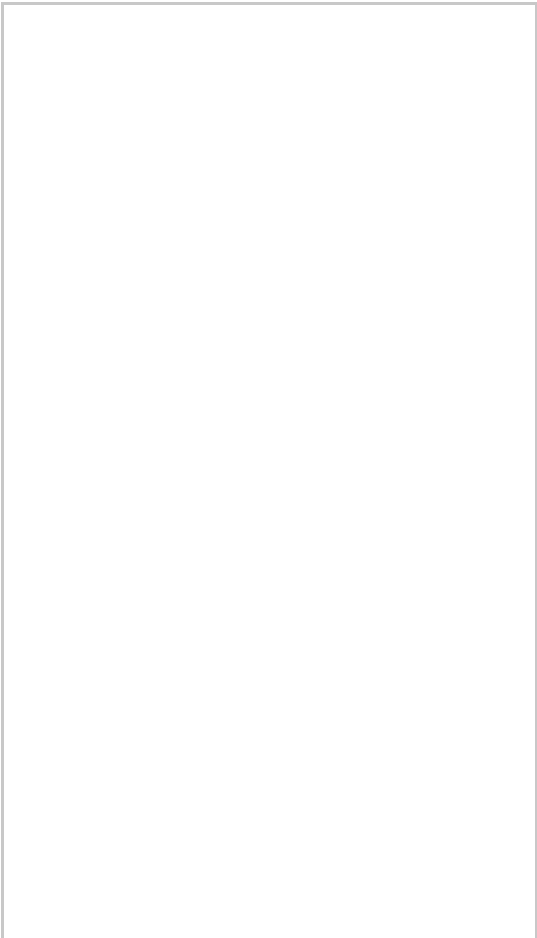
Please call us today on 0151 707 7777 if you wish to arrange a viewing.



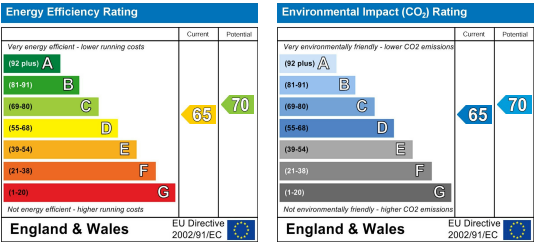
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.