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### North Road, St Helens, WA10 2TR

We are pleased to offer for sale or to let this double storey mid terraced commercial property which is currently used as a beauty salon but would be open to a number of uses subject to necessary planning. The property has been well maintained by its current owners and benefits from gas central heating and UPVc double glazing and briefly comprises of: large front sales area, two treatment rooms, and kitchen to the ground floor. To the first floor there are a further four treatment rooms and a wc. Externally the property has a roller shutter to the front and a small yard to the rear. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.

- Double Storey Commercial Property
- Kitchen
- Gas Central Heating
- EPC: TBC
- Large Sales area
- Rear Yard
- Close to Town Centre
- Six Further Treatment Rooms
- UPVc Double Glazed
- Viewing Highly Recommended

**£1,000 Per Month**

## 48 North Road, St Helens, WA10 2TR

### Sales Area

18'8" x 16'8" (5.71 x 5.09)

UPVc double glazed window to front aspect, entrance door, two radiators, ceramic floor tiles, and stairs to first floor.

### Treatment Room One

10'7" x 7'1" (3.24 x 2.16)

UPVc double glazed window to rear aspect, ceramic floor tiles, and radiator.

### Inner Hallway

Ceramic floor tiles.

### Treatment Room Two

8'11" x 6'9" (2.74 x 2.08)

UPVc double glazed window to side aspect, ceramic floor tiles, and radiator.

### Kitchen

13'1" x 6'11" (4.00 x 2.11)

UPVc double glazed window to side aspect, door to rear yard, stainless steel sink unit, radiator, part tiled walls, ceramic floor tiles. Small room off with plumbing for washing machine and UPVc double glazed window to side aspect.

### First Floor Landing

Radiator.

### Treatment room Three

9'4" x 7'11" (2.85 x 2.42)

Two UPVc double glazed windows to front aspect, and radiator.

### Treatment Room Four

13'2" x 6'11" (4.03 x 2.11)

UPVc double glazed window to front aspect.

### Treatment Room Five

13'0" x 9'5" (3.98 x 2.89)

UPVc double glazed window to rear aspect, radiator, and storage cupboard.

### Treatment Room Six

9'10" x 9'2" (3.01 x 2.80)

UPVc double glazed window to rear aspect, radiator, and storage cupboard.

### WC

7'7" x 6'11" (2.33 x 2.13)

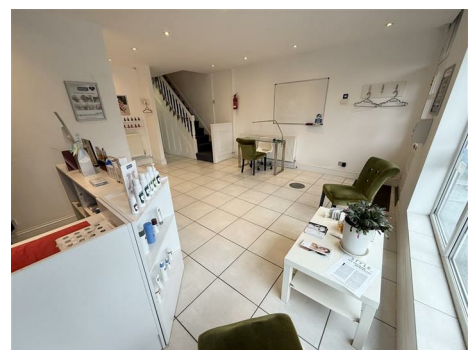
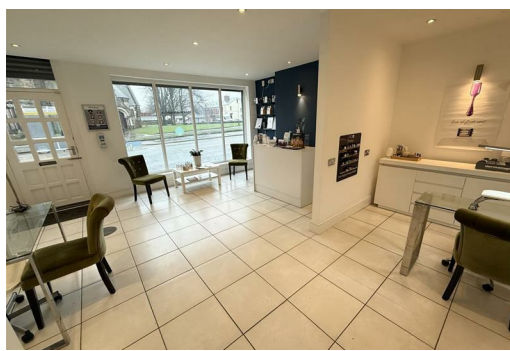
UPVc double glazed window to side aspect, low level wc, hand wash basin.

### External

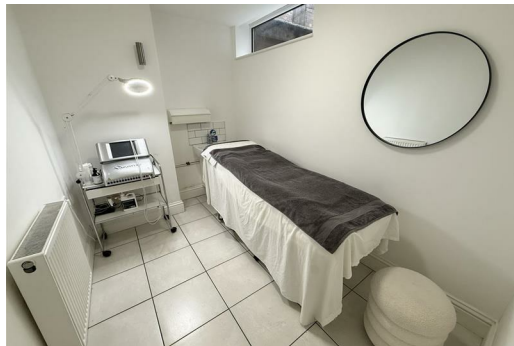
Small year area with brick wall boundaries and gate access to alleyway.

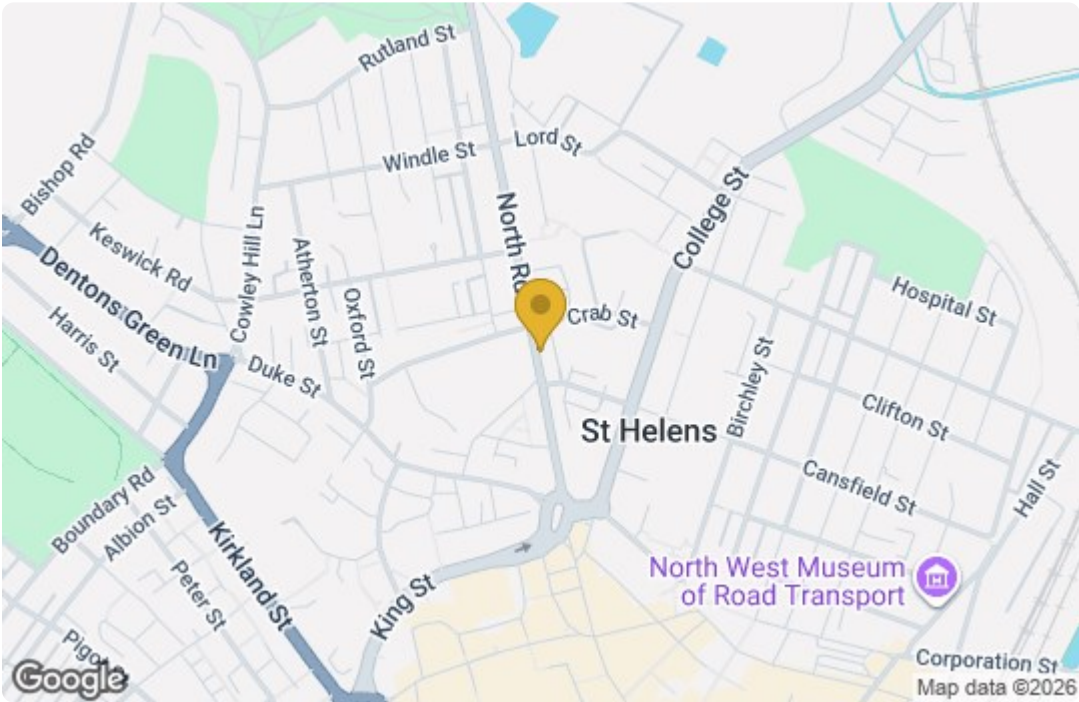
### Notice

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