

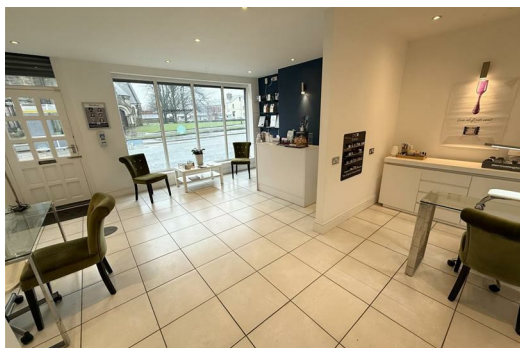


HEAD OFFICE:
14 Cloughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



North Road, St Helens, WA10 2TR £135,000

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.



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

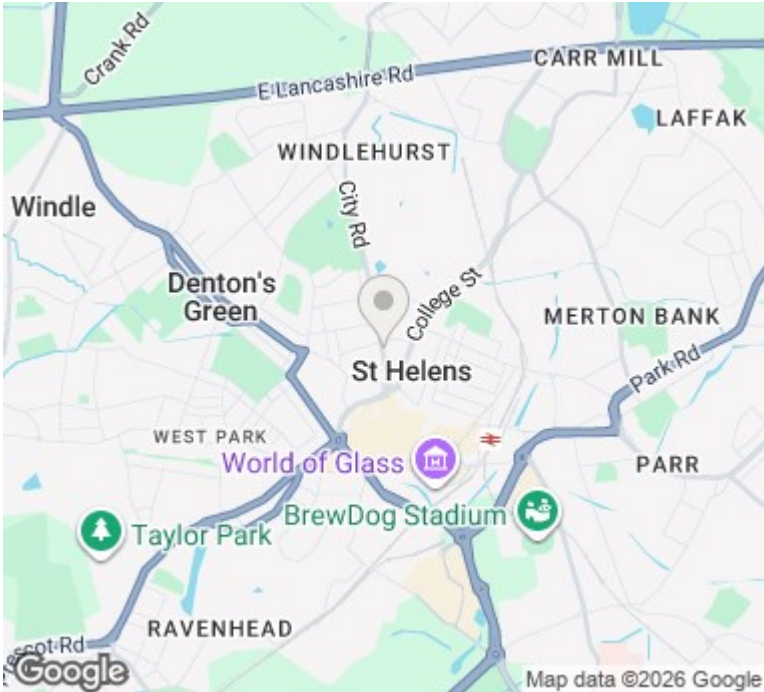
7'7" x 6'11" (2.33 x 2.13)
UPVc double glazed window to side aspect, low level wc, hand wash basin.

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