

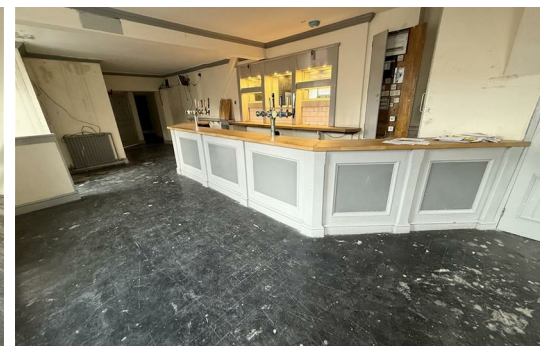


HEAD OFFICE:  
14 Cloughton Street  
St Helens, WA10 1RS  
TEL: 01744 24341  
d.bamber@johnbrowns.co.uk  
www.johnbrowns.co.uk



## Westfield Street, St. Helens, WA10 1QF £900 Per Month

We are pleased to offer for rent this ground floor commercial premises which was previously the popular 'Wheatsheaf' bar and with the bar still in place could be re-opened as a bar. The premises also offers great potential for a number of uses subject to the necessary permissions due to its location surrounded by shops, cafe's, takeaways and other bars. The street has a great footfall both during the day and night time so the potential is endless in the great sized unit. Viewing is highly recommended to appreciate the size and location and can be arranged through our office or by calling 01744 24341.



**Bar/ Sales Area**

39'0" x 16'11" (11.89 x 5.16)

Windows to the front and side, door to main street, three sets of double doors to side, and four radiators.

**Kitchen**

7'3" x 6'5" (2.21 x 1.97)

Two sinks.

**Mens WC**

Sink, urinal, and separate wc.

**Womans WC**

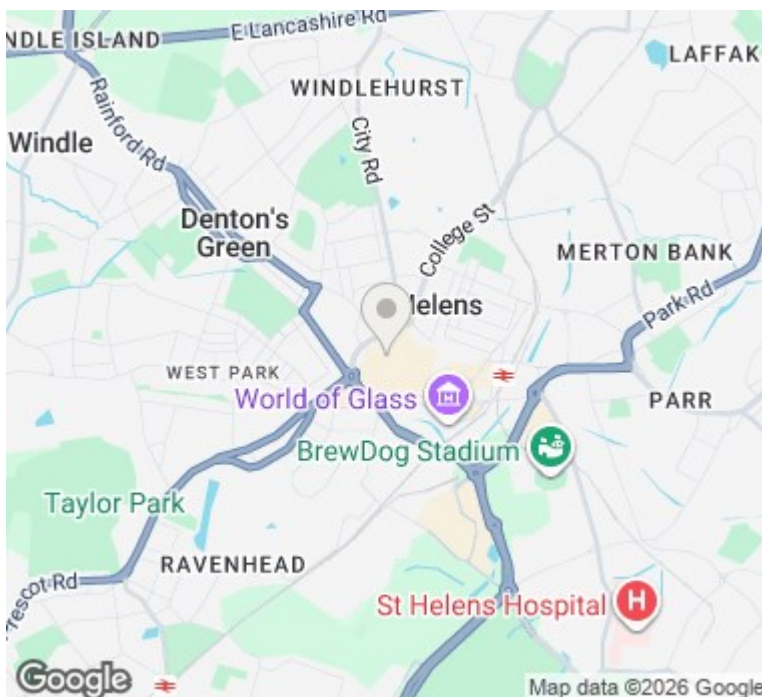
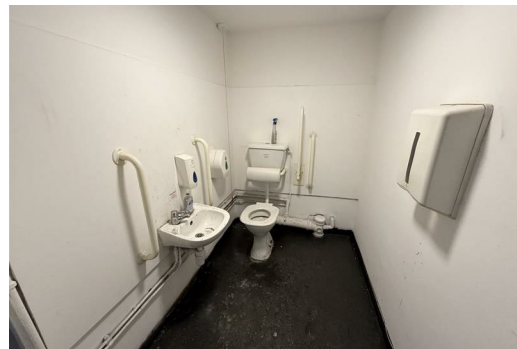
Two wc cubicles, and two sinks.

**Disabled WC**

Wc, radiator, and sink.

**External**

Parking to the rear for two cars.



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	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	EU Directive 2002/91/EC

