



Peckers Hill Road, St. Helens, WA9 3LQ
£249,950

*** Investment Opportunity *** We are pleased to announce for sale this row of three commercial premises and a two bedroom apartment which are fully let generating £22,440 per annum giving a 9% yield. The property is an ideal investment generating returns from day one with potential for further income. The commercial tenant have been in occupation for some time and the apartment is rented on an AST. The property is located in a busy village with a train station close by. The building also has the benefit to a rear yard area.



Ground Floor Commercial

Tenant is a long standing tenant which a renewal done on a 10 year lease from August 2024. The property was previously split into three separate units but is now rented to one tenant. The units consists of:

- 21- Ground floor unit
- 23- double storey unit
- 23a- double storey unit

Apartment

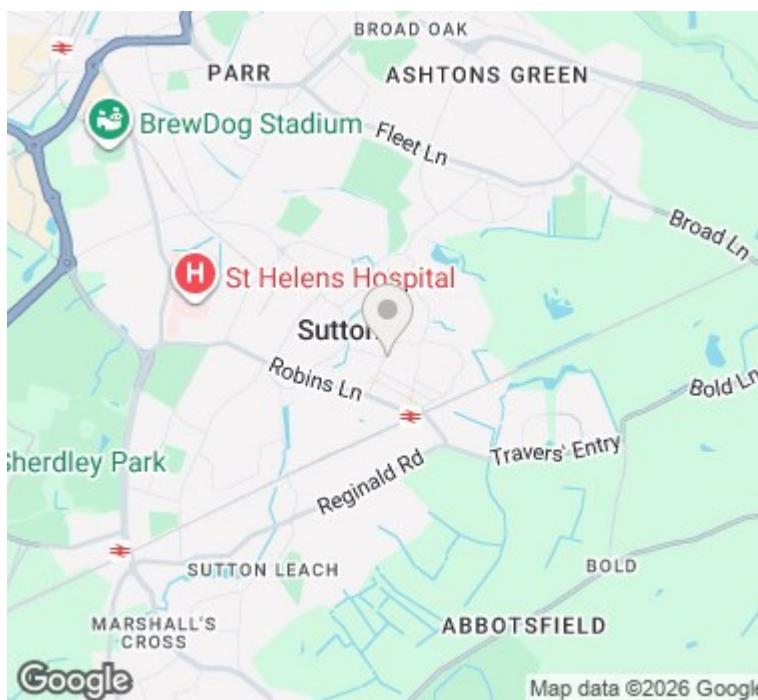
The apartment is a first floor and access through stairs to the rear of the building. This is currently rented on an AST. The apartment consists of: lounge, kitchen, two bedrooms and a bathroom and benefits from UPVC double glazing and gas central heating.

External

To the rear of the property is a yard area.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-69) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |