



185B Cambridge Road, St. Helens, WA10 4HA

Offers In The Region Of £225,000



*****ATTENTION INVESTORS - THREE SEPARATE TENANTS IN SITU WISHING TO REMAIN*****

Nestled in the heart of St. Helens, this remarkable semi-commercial property on Cambridge Road presents a fantastic investment opportunity. This large corner building is thoughtfully divided into three distinct units, making it an attractive prospect for savvy investors.

The property features a well-established kitchen showroom, which is ideally positioned to benefit from the high foot traffic of the busy shopping parade. The current tenant of the showroom is keen to remain and is open to negotiating the rent, which could enhance the yield for a prospective buyer. Additionally, a separate mini mart is included, which currently operates under a new five-year lease, ensuring a steady income stream.

Above these commercial spaces, you will find a spacious two-bedroom flat that boasts a private entrance and generously sized rooms, providing comfortable living quarters. This flat adds significant value to the property, offering potential for rental income or personal use.

With no onward chain and all necessary certificates available, this property is ready for a new owner to step in and make the most of its potential. The strategic location in a bustling area ensures plenty of passing trade, making it an ideal setting for business ventures. Furthermore, there is ample opportunity to add value to the building, whether through renovations or by enhancing the existing commercial offerings.

In summary, this property on Cambridge Road is not just a building; it is a promising investment with multiple income streams and the potential for growth. Do not miss the chance to explore this unique opportunity in a thriving community.









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DERBY

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