

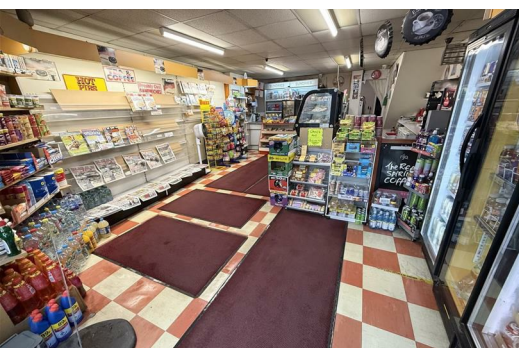


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## Jubits Lane, St. Helens, WA9 4BA Offers In Excess Of £175,000

We are pleased to announce for sale this well established business and freehold commercial premises. The 'Village News' has been successfully run by the current owners for over 20 years and due to its location is an ideal investment. The property benefits from being UPVC double glazed and gas central heating and briefly comprises of: front sales area with counter, rear office, and kitchen all to the ground floor. To the first floor there three good sized rooms and a bathroom. Externally there is a small yard to the rear with a detached garage. Viewing is highly recommended to appreciate the potential and size of this premises and can be arranged through our office or by calling 01744 24341.



**Front Sales Area**

29'3" x 15'10" (8.93 x 4.85)

UPVc double glazed windows and door, and various counter spaces for serving.

**Rear Office/ Store Room**

11'6" x 10'11" (3.51 x 3.35)

UPVc double glazed window, stairs to first floor, and radiator.

**Kitchen**

11'3" x 6'6" (3.44 x 1.99)

UPVc double glazed window, UPVc door leading to rear yard, range of wall and base units, 1 1/2 sink unit with mixer tap, integral electric oven and hob, plumbed for washing machine, radiator, and part tiled walls.

**First Floor Landing**

Loft access.

**First Floor Front Room**

15'3" x 15'5" (4.65 x 4.70)

Three UPVc double glazed windows, radiator, and wall mounted gas fire.

**Middle First Floor Room**

11'4" x 11'1" (3.47 x 3.38)

UPVc double glazed window and radiator.

**Rear First Floor Room**

11'2" x 10'10" (3.42 x 3.32)

UPVc double glazed window and radiator.

**Bathroom**

8'0" x 6'11" (2.44 x 2.13)

UPVc double glazed window, panelled bath, low level wc, pedestal hand wash basin, and radiator.

**External**

Good sized yard area to the rear with brick wall boundaries and double gates leading to detached garage.

**Detached Garage**

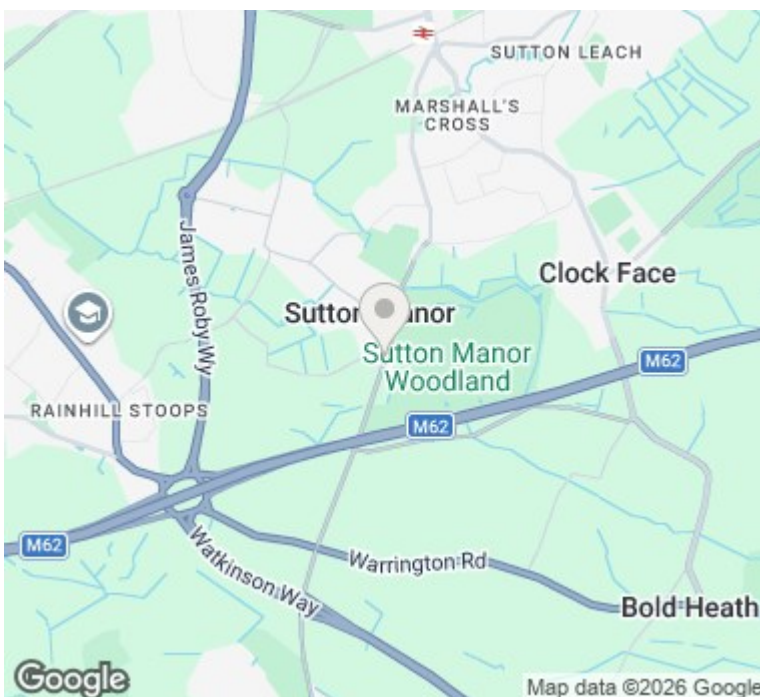
Roller shutter door and lighting.

**Fixtures and Fittings**

All fixtures and fittings are to be included in the sale and a list can be provided if required. Any items that are owned by a third party or personal to our clients will be exempt. Stock will be charged at value on the day of completion.

**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		
(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

