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Westfield Street, St. Helens, WA10 1QA
By Auction £145,000

We are pleased to announce for sale this commercial investment currently generating a good income of over 11% yield with a potential to increase. Situated on a busy section of the town centre surrounded by popular bars and pubs. The building consists of a takeaway business to the ground floor and offices to the first floor with an independent entrance. The building is mostly UPVc double glazed. Viewing is highly recommended to appreciate the potential and condition of the property and can be arranged through our office or by calling 01744 24341. EPC-111E



Ground Floor

Currently leased on a 10 year lease from July 2025 at a rent of £13,800 per annum

Front Sales Area

25'10" x 15'8" (7.89 x 4.80)
UPVc double glazed window and doors to front aspect, part tiled walls, and ceramic floor tiles.

W C

7'10" x 6'3" (2.41 x 1.92)
Low level wc, hand wash basin, and part tiled walls.

Rear Kitchen

19'10" x 15'8" (6.06 x 4.78)
Ceramic floor tiles and part tiled walls.

Rear Store Room

12'6" x 11'2" (3.82 x 3.42)
Door to rear yard and ceramic floor tiles.

W C

Low level wc and hand wash basin.

Information

The owner advises he will update on all the fixtures and fittings being left in the property and the current position on the trading figures.

First Floor Offices

Currently leased on a 7 year lease from September 2025 at a rent of £5,000 per annum

Hall and Landing

UPVc Door leading to stairs to first floor landing.

Rear Office/ Reception

12'4" x 9'11" (3.76 x 3.04)
UPVc Double glazed window.

Front Office

12'4" x 11'5" (3.78 x 3.49)
UPVc Double glazed window.

W C

Low level wc, and hand wash basin.

External

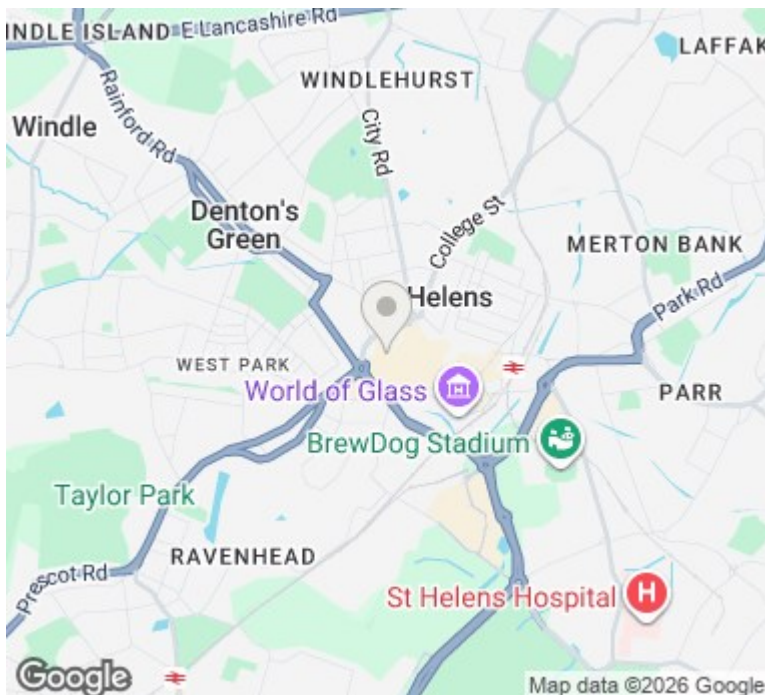
Yard area to the rear with up and over door for off street parking.

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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			

Environmental Impact (CO ₂) Rating		Current	Potential
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			

England & Wales EU Directive 2002/91/EC

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