



- **Two storey mid terrace commercial property with 3 bed flat above**

Description A two storey double fronted middle terrace property comprising a ground floor commercial unit together with a 3 bedroomed self-contained flat above, accessed via a separate front entrance. The property was until recently fully let as a Bar/Club producing a rental income of £17,500.00 per annum. The property is now vacant and would be suitable for a variety of uses, to include residential conversion or 2 separate retail units, subject to any necessary consents. The property benefits from electric roller shutters, double glazing and central heating.



Not to scale. For identification purposes only

Situated Situated along Duke Street which is one of the main routes within St Helens in a popular and well established location within close proximity to local amenities, public transport and St Helens Town Centre.

Cellar Not Inspected.

Ground Floor Public Bar (approximately 90sqm/968sqft), Ladies and Gents WC's, Kitchen, Stairs to 1 Further Room.

First Floor Flat Hall, Lounge, Shower/WC, Kitchen, 3 Bedrooms.

Outside Rear Yard.