



Not to scale. For identification purposes only

- **A commercial investment opportunity currently producing £12,000 per annum.**

**Description** A two storey mid-terrace comprising of a ground floor retail unit currently trading as “Oriental Star” Fastfood Takeaway together with living accommodation to the first floor. The property benefits from a single storey extension to the rear, double glazing and steel roller shutters. The property is currently fully let by way of a 25 year FRI lease from 17th July 2006 producing an income of approximately £12,000 per annum.

**Situated** Fronting Thatto Heath Road next to Thatto Heath Railway station on a busy main road approximately 2 miles from St. Helens town centre. There is a free car park across the road and also (limited time) street parking nearby.

**Ground Floor** Takeaway, Prep room, Kitchen, Rear Room, Store room, W.C

(Sales area /96.82m<sup>2</sup> (655ft<sup>2</sup>), Ancillary 28.89m<sup>2</sup> (311ft<sup>2</sup>).

**First Floor Flat** Kitchen, two Bedrooms, Lounge, Bathroom/ WC. Total area 60.0m<sup>2</sup> (646ft<sup>2</sup>).

**Outside** Yard to the rear.

**Note** The property is registered for VAT.