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18 Barrow Street, St. Helens, Merseyside WA10 1RX

GUIDE PRICE **£140,000+**\*

COMMERCIAL INVESTMENT

### Description

A mixed-use investment opportunity currently fully let producing £24,000 per annum, inclusive of bills. A two-storey corner property comprising a ground floor retail unit currently trading as 'Rebalance Therapy & Training Centre' together with two x one bedrooomed apartments accessed via a separate side and rear entrance. The property has recently been refurbished throughout and benefits from double glazing, central heating and a private rear garden. The ground floor is currently let by way of a 5 year lease from January 2021 producing £6,600 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £17,400 per annum.

### Situated

Fronting Barrow Street in a popular and well-established location in the centre of St Helens town close to local amenities, schooling and transport links.

### Ground Floor

**Shop** Reception area, Beauty room, Rear room, WC.

**Flat 18b** Open plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

### Outside

Private Rear Garden.

### First Floor

**Flat 18a** Hall, Kitchen, Bedroom, Lounge, Shower room/WC.

