

LOT  
**29**

## Land and Building, 287 Newton Road, St Helens, Merseyside WA9 2JR

VACANT COMMERCIAL

Guide price **£100,000+**



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**A vacant two storey semi-detached former Public House building situated on a site which extends to 0.47 acres. The main frontage to Newton Road extends to 35m (116ft). The property would be suitable for a number of uses, subject to the relevant consents.**

### **Situated**

Fronting Newton Road (A572) at its junction with Havannah Lane within a primarily residential area, situated approximately 3 miles from St Helens town centre. Newton

Road itself forms part of the main arterial route linking St Helens town centre to Newton-le-Willows.

### **Ground Floor**

Lounge, Bar, Kitchen, Vault, Store and Male & Female WCs.

Gross Internal Area

249m<sup>2</sup> (2685sq ft)

### **First Floor**

Lounge and Bar.

Gross Internal Area

134m<sup>2</sup> (1445sq ft)

Not to scale. For identification purposes only