

LOT  
**19**

# 91 Parr Stocks Road, St Helens, Merseyside WA9 1NY

VACANT COMMERCIAL

Guide price **£40–45,000**



**A two storey detached building with single storey extension comprising a ground floor retail unit together self contained offices above. The ground floor is currently let to Discount Motor Parts on a lease expiring in December 2016 at an annual rental income of £6,300. The upper floors could be converted to provide flats, subject to the relevant consents. The property benefits from double glazing, gas central heating and external electric roller shutters. There is also off street car parking to the side elevation of the premises adjoining public recreational park.**



Not to scale. For identification purposes only

### **Situated**

On Parr Stocks Road (A572) a busy thoroughfare in a predominantly residential area which is approximately 1 miles from St Helens.

### **Ground Floor**

Sales area.

### **First Floor**

Offices

72.82m<sup>2</sup> (795sq ft)

### **Outside**

Off street parking.