

61 Duke Street, St. Helens, Merseyside WA10 2JF

COMMERCIAL INVESTMENT

Guide price **£25,000+**



Not to scale. For identification purposes only

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A two storey end terrace building comprising a ground floor retail shop with first floor ancillary accommodation, in need of some repair and modernisation. The premises are let producing £3,840pa. The tenants are not in occupation.

Situated

Fronting Duke Street close to its junction with Hammer Street with local parade of similar retail units.

Ground Floor

Retail sales area approx 38m² (412sq ft)
WC

First Floor

Front room 17m² (183sq ft)
Bathroom/WC

Lease

Five years from 27 May 2011

Joint Agents

The Property Centre