

LOT

78

35-39 North Road, St. Helens, Merseyside WA10 2TW

VACANT MIXED USE

Guide Price **£80,000+**



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Not to scale. For identification purposes only

A vacant former restaurant together with two bedroom living accommodation on the first floor. The property comprises a part two storey part single storey corner terraced property with the ground floor fitted as a restaurant with kitchen, and customer WC's on the first floor. The remainder of the first floor comprises a residential flat.

Situated

The property is situated at the corner of North Road and Mill Street close to St. Helens Town Centre.

Ground Floor

Main Restaurant Area & Bar
135m² (1453 sq.ft) approx
Function Room/Restaurant
32.65m² (351 sq.ft) approx
Kitchens - 39m² (420 sq.ft) approx

First Floor

Male & Female Customer WC's.

Residential Flat

2 Bedrooms, 2 Living Rooms,
Kitchen, Utility/Store, Study/Office,
Bathroom/WC.

Outside

Rear Yard, Outbuildings/Storage.