

LOT

98

57/57a Duke Street, St. Helens, Merseyside WA10 2JF

MIXED USE INVESTMENT

Guide Price - £50,000+



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Not to scale. For identification purposes only

**A two storey end terrace mixed use property comprising of a ground floor retail unit together with a self contained flat above accessed via a separate entrance. The property is let on a 10 year lease with 2 years remaining producing £8,100 per annum.**

#### Situated

Fronting Duke Street at its junction with Hamer Street in a primarily retail area within St. Helens Town Centre.

#### Ground Floor

Retail Sales Area: 27.15m<sup>2</sup> (292 sq.ft)  
Service Area: 30.96m<sup>2</sup> (333 sq.ft)  
Kitchen: 5.07m<sup>2</sup> (55 sq.ft)

#### First Floor Flat

(Accessed via Hamer Street) -  
Landing, Lounge, 2 Bedrooms,  
Kitchen, Bathroom/WC.