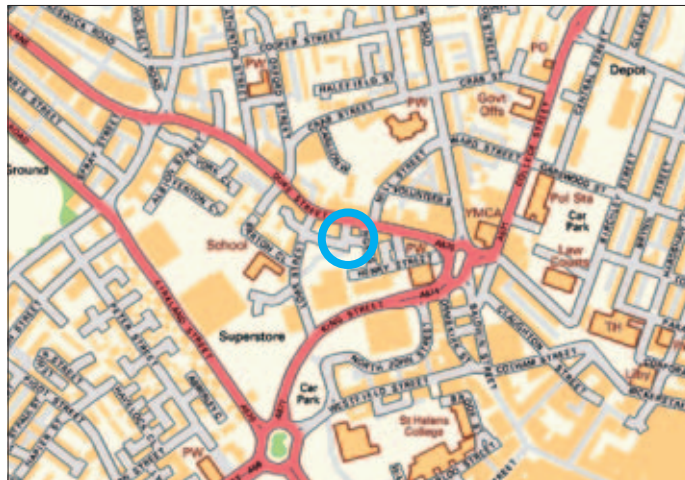


LOT
126

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.

First Floor Flat
(Accessed via Hamer Street) – Landing, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.

Ground Floor Retail Sales Area:
27.15m² (292 sq.ft)
Service Area: 30.96m² (333 sq.ft)
Kitchen: 5.07m² (55 sq.ft)