

LOT
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120–122 Thatto Heath Road, St. Helens, Merseyside WA9 5PE
***GUIDE PRICE £30,000–£40,000**



Not to scale. For identification purposes only

- **Ground floor double fronted retail unit plus freehold interest for retail unit, the flat above and adjacent property.**

Description A ground floor double fronted retail unit benefiting from 3 phase electricity. The property has traded for over 30 years as a Shoe Repair Shop. The sale also includes the Freehold interest of the retail unit, the flat above and adjacent property. The property would be suitable for a number of uses, subject to any relevant consents. The flat above has been sold off separately and is not included in the sale.

Situated Fronting Thatto Heath Road next to Thatto Heath Railway station on a busy main road approximately 2 miles from St. Helens town centre. There is a free car park across the road and also (limited time) street parking nearby.

Ground Floor Shop Main Sales Area, Rear Room with sink, WC.