



- **Three self contained office buildings. Partially let with an income of £19,200 per annum. Potential income of £39,500 per annum.**

Description A part single/part two storey detached property providing three self contained office blocks. One part is currently let on a month to month basis at a rental of £19,200 per annum to Scully Solicitors. Two are currently vacant and suitable for immediate let ideally for a Call Centre Operation or other traditional office uses. The office are well presented, carpeted and cabled throughout together with suspended ceilings with fluorescent lighting. There is central heating (not tested) and aircon. If the property was fully let the potential rental income is in excess of £39,500 per annum.

Situated Fronting and set back from Sutton Road in an established location within close proximity to St. Helens Junction Train Station and the A570 Link Road to the M62.

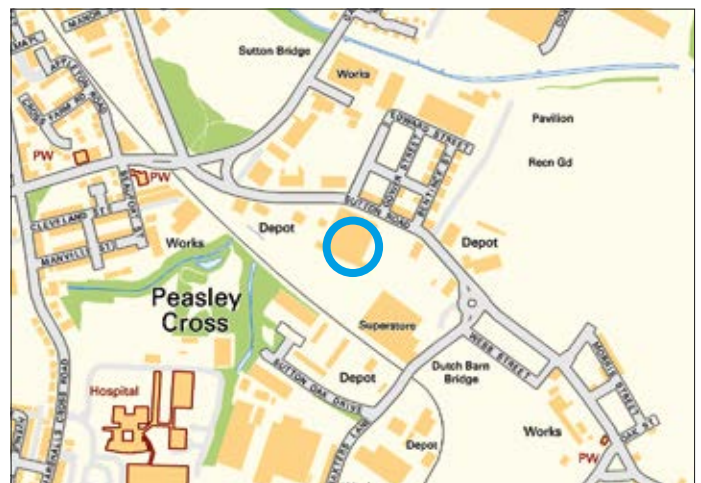
Outside Parking for approximately 40 cars.

EPC Rating D

Ground Floor Right Hand Side Two Floors of offices to include a Conference Room, Kitchen and Ladies & Gents WCs.

Middle Section Ground floor providing several offices, large meeting room, WCs.

Left Hand Section Two floors of several offices and one main meeting room to the first floor.



Not to scale. For identification purposes only

