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# 51 Ormskirk Street, St. Helens, Merseyside WA10 2SY

\*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **Commercial investment producing £11,100 per annum. Double glazing. Electric steel roller shutters.**

**Description** A two storey corner property comprising a ground floor retail unit together with two bedroomed flat above accessed via a separate side entrance. The property benefits from double glazing and electric steel roller shutters. The property is currently let by way of a 5 year lease for the whole building commencing September 2016 producing a rental income of approximately £11,100pa. There is scope to provide a one-bedroomed flat to the ground floor, subject to any relevant consents. We are advised the vendors has architect drawings, however potential purchasers should make their own enquiries.

**Situated** Fronting Ormskirk Street on a busy parade of shops just off the A571 and within walking distance to St Helens town centre.

**Basement** Cellar Not Inspected

**Ground Floor** Main Sales Area, Kitchen, WC, Rear Room.

**First Floor** Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC, Store Room,

**Outside** Rear Yard