

LOT
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23a Hardshaw Street, Eccleston, St. Helens, Merseyside WA10 1RT

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Substantial three storey corner property with the benefit of full planning permission to convert the ground floor offices to provide a bar & restaurant with five self contained flats above.**

Description A substantial three storey corner property arranged over basement, ground and two upper floors offered with the benefit of full planning permission to convert the ground floor offices to provide a bar & restaurant together with five self-contained flats to the first and second floor. The total area is approximately 4806 sq ft. Planning Ref No: P/2017/0189/FUL and P/2017/0220/02DPA Drawings are available at the Auctioneers Offices.

Situated To the west side of the pedestrianised Hardshaw Street in a prominent corner position at the junction with Claughton Street in the town centre. Occupiers nearby include Lloyds Bank, The Money Shop.

Basement 980sq ft

Ground Floor 1,706sq ft

First Floor 1,383sq ft

Second Floor 737sq ft

Tenure Leasehold held on two leases for terms of 900 years from 1869/1870 at a total fixed ground rent of £17 27s 12d per annum. There is no VAT payable.