

LOT

141

43-45 Duke Street, St. Helens, Merseyside WA10 2JE

\*GUIDE PRICE £100,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020419

Not to scale. For identification purposes only

- **Ground floor commercial property together with a three bed flat above. Double glazing. Central heating. Electric roller shutters.**

**Description** A two storey double fronted middle terrace property comprising a ground floor commercial unit together with a three bed self-contained flat above, accessed via a separate front entrance. The property was until recently fully let as a Bar/Club producing a rental income of £17,500pa. The property is now vacant and would be suitable for a variety of uses, to include residential conversion or two separate retail units, subject to any necessary consents. The property benefits from electric roller shutters, double glazing and central heating.

**Situated** Along Duke Street which is one of the main routes within St Helens in a popular and well established location within close proximity to local amenities, public transport and St Helens town centre.

**Basement** Cellar Not Inspected.

**Ground Floor** Public Bar (approximately 90sqm/968sqft),

Ladies and Gents WCs, Kitchen, Stairs to one further Room.

**First Floor Flat** Hall, Lounge, Shower/WC, Kitchen, three Bedrooms.

**Outside** Rear Yard.