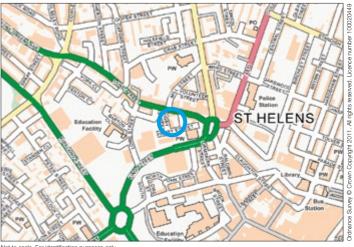
## 43-45 Duke Street, St. Helens, Merseyside WA10 2JE \*GUIDE PRICE £100,000+



 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.



Not to scale. For identification purposes only

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.