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Junction Lane, St. Helens, WA9 3JN £130,000

We are pleased to offer for sale this double storey mid terraced commercial property which was previously used as a car parts shop but would be open to a number of uses subject to necessary planning permissions. The property is positioned on a busy junction making it ideal for being noticed by passing traffic. With electric roller shutter access to a good sized sales area, rear office/ store room, and a kitchen to the ground floor. To the first floor there are two further office and a wc. Externally the property has a yard area. Viewing is highly recommended to appreciate the size and potential of this property and can be arranged through our office or by calling 01744 24341.



Front Sales Area

18'3" x 14'0" (5.57 x 4.27)

Two UPVc double glazed window, and door access.

Rear Office/ Store Room

14'9" x 10'1" (4.52 x 3.09)

Kitchen

12'2" x 8'1" (3.71 x 2.47)

Door leading into rear yard, stairs to first floor, range of wall and base units, stainless steel sink, and part tiled walls.

First Floor Landing

Loft access.

Front First Floor Office

19'10" x 10'10" (6.06 x 3.31)

UPVc double glazed window to front aspect.

Rear First Floor Office

11'8" x 10'4" (3.56 x 3.17)

Window to rear aspect, and electric wall heater.

WC

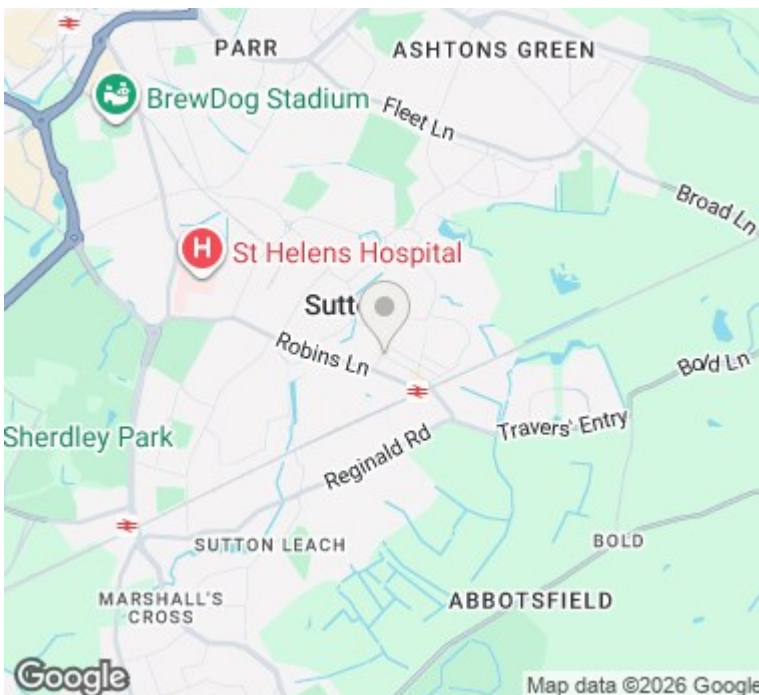
Window to rear aspect, low level wc, pedestal hand wash basin, and part tiled walls.

External

Yard area to the rear with fenced boundaries and gate access to alley way.

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.



Energy Efficiency Rating															
Current	Potential														
Very energy efficient - lower running costs															
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England & Wales	EU Directive 2002/91/EC														

Environmental Impact (CO ₂) Rating															
Current	Potential														
Very environmentally friendly - lower CO ₂ emissions															
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