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# Elephant Lane, St. Helens, WA9 5QG

## £175,000

We are pleased to announce for sale this double storey commercial premises which would be ideal for a number of uses including beauty or hair salon, café, shop etc subject to necessary planning. The property benefits from electric rollers shutters, with a large open plan sales area, store room, wc and small kitchen to the ground floor. To the first floor there are four additional office/ treatment rooms. The property also has a small cellar 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.







**Entrance**
Electric roller shutters.

**Front Sales Area**
55'5" x 16'1" (16.9 x 4.91)
Three UPVc double glazed windows, access to cellar and first floor, and two radiators.

**Rear Area**
12'8" x 11'3" (3.87 x 3.43)
Radiator.

**Treatment Room/Office**
8'5" x 7'11" (2.57 x 2.42)

**Kitchen**
Plumbed for washing machine, stainless steel sink, and door.

**WC**
Low level wc.

**First Floor Landing**
Loft access.

**Front Room**
Two double glazed windows, and radiator.

**Middle Room**
Single glazed window, and radiator.

**Rear Room One**
Single glazed window, and radiator.

**Rear Room Two**
Single glazed window, radiator, sink, and small room off for storage.

**Cellar**
Two store rooms.

**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.

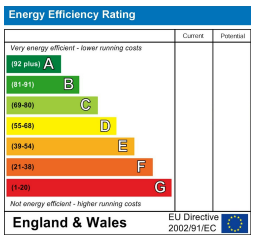


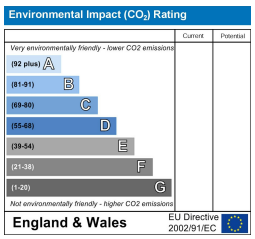














The Property Ombudsman