

FOR SALE LEASEHOLD INVESTMENT



whozoo.

ST HELENS

📍 6 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB

Price **£200,000**



Property Type

COMMERCIAL PROPERTY



Size

1,132 FT²



Tenure

LEASEHOLD



Borough

ST HELENS



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



St Helens Central (0.7 miles)
Thatto Heath (1.53 miles)
Lea Green (2.3 miles)

Local Amenities



St Helens Theatre (0.9 miles)
North West Museum (1.2 miles)
Thatto Heath Rugby Club (1.53 miles)

VAT Applicable



NO

Rateable Value

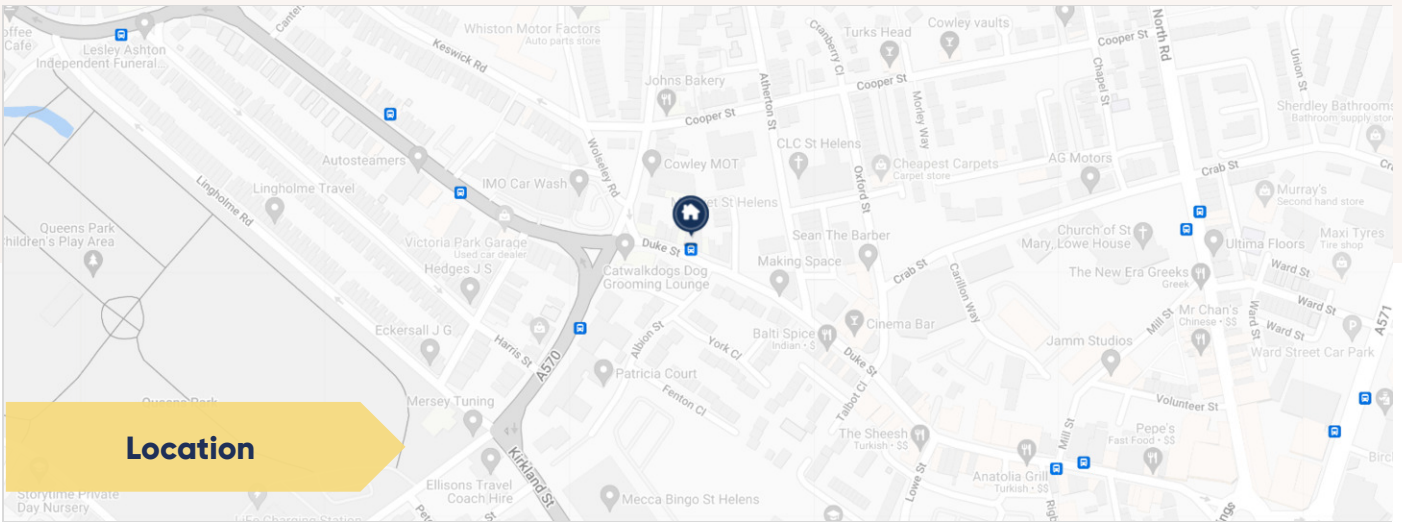


6,300

EPC



D



Location



Additional Information

The property, with an estimated rental value of £18,000, offers 1,132 sqft of versatile space and comprises a spacious unit on the ground floor and a separate 2-bedroom flat on the 1st floor. Each space is self-contained, allowing for independent use or combined operations as per the buyer's preferences. Both the ground floor unit and the 1st-floor flat are available for immediate possession, providing a clean slate for the new owner to customize and configure according to their desired purpose. Ideally paced on a busy main road benefiting from high visibility and foot traffic.



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Commercial Property, Expertly Done



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