



Description

A substantial freehold investment with the opportunity for redevelopment subject to the necessary planning consents. The property comprises a large ground floor shop currently trading as Kaspas Desserts subject to a 10-year FR&I lease from 14th September 2017, with a passing rent of £32,000 per annum. Above the commercial unit, the property offers two vacant floors that were previously used as ancillary / offices and may lend themselves to conversion into three residential units. To the rear of the property, there is a large two-storey former warehouse extending to 351 sqm. This additional space benefits from loading access, a goods lift, and car parking for at least 7 cars within a secure enclosed yard. The warehouse offers potential for various uses, including its existing purpose or alternative uses such as residential conversion. Additionally, there may be an opportunity, subject to planning, to develop further accommodation above the flat roof space.



Situated

Situated on Bridge Street, the property enjoys a prominent location in St. Helens town centre. It is in a busy area close to a range of shops and restaurants including JD Sports, Boots, Greggs and Nando's together with residential developments and amenities nearby. The property's central position ensures excellent connectivity to transportation links, making it convenient for both residents and commuters. The surroundings and accessibility enhance the property's potential for a variety of uses.