

LOT  
**44**

2 & 4 George Street and 4 & 6 Hall Street, St. Helens WA10 1BU

GUIDE PRICE **£100,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment opportunity producing a rental income of £16,400 per annum. A two storey plus basement corner property comprising two commercial units, one being used as a clothes shop on a 15 year lease from 17th October 2018 producing a rental income of £7,656 per annum and the other is used as a restaurant on a 15 year lease from 13th October 2021 producing a rental income of £8,400 per annum. The upper floor is used as ancillary accommodation but has potential for use as a HMO or flat conversion subject to gaining any necessary consents. The property benefits from roller shutters. Please note the property is situated close to St Helens regeneration project.

### Situated

Off Hall Street which in turn is off Church Street in a popular and well-established area close to local amenities and transport links. The property is approximately 0.5 miles from St Helens Retail Park and 15 miles from Liverpool city centre.

### Basement

Not Inspected

### Ground Floor

**4 George Street (clothes shop)**

Main Shop Area

**4 & 6 Hall Street and 2 George Street (restaurant)** Restaurant

Area, Seating Area, Ladies & Men's WCs, Kitchen

### First Floor

**4 George Street** Two Rooms used as storage

**4 & 6 Hall Street and 2 George Street** Ancillary Storage Rooms, Fridge Area

### Outside

Small Yard Area



### EPC Rating

TBC