

LOT
69

9 Baldwin Street, St. Helens, Merseyside WA10 2RS

GUIDE PRICE **£150,000+***

COMMERCIAL INVESTMENT

Description

A mixed-use investment opportunity currently fully let producing £28,500 per annum, inclusive of bills. A three-storey middle terrace comprising a ground floor retail unit currently trading as a grocery store/ newsagents together with two × one bedroomed self-contained apartments accessed via a separate entrance. The property has recently been refurbished throughout and benefits from double glazing and electric heating. The ground floor is currently let by way of a 5 year lease producing £9,600 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £18,900 per annum.

Situated

Fronting Baldwin Street which is off the A571 in a popular location close to local amenities, transport links and within walking distance to St Helens town centre.

Ground Floor

Shop Main sales area, Rear room, WC.

Kitchen, Bedroom, Shower room/WC.

First Floor

Flat 1 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC.

Outside

Shared Rear Access.

Second Floor

Flat 2 Open Plan Lounge/

