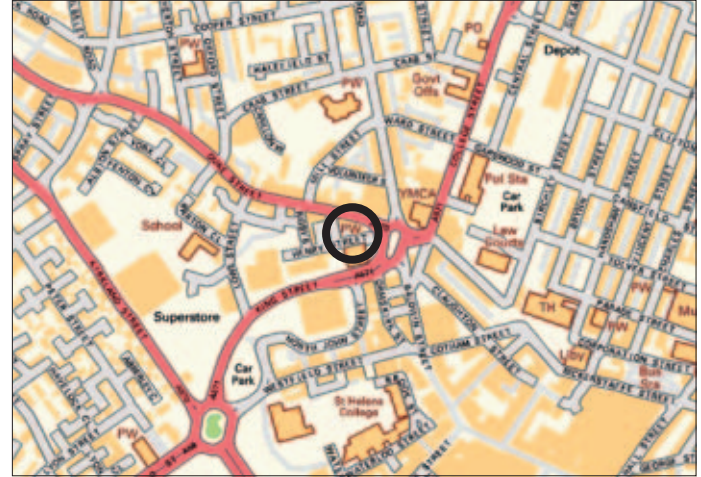


LOT  
**40**

# 17/19 Duke Street, St. Helens, Merseyside WA10 2JE

## COMMERCIAL INVESTMENT

Guide price **£120,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**A two storey middle terraced property comprising a ground floor Cafe Bar together with offices and stores above. The property benefits from uPVC double glazing throughout. The whole property is currently let by way of a full repairing and insuring lease for a term of three years from 1st July 2012 at £19,200 per annum.**

### Situated

The property is located fronting Duke Street, on the edge of St Helens town centre, close to its junction with the A571 King Street.

Duke Street links to the A570 which provides direct access to the A580 East Lancashire Road running between Liverpool and Manchester. The surrounding area comprises

Not to scale. For identification purposes only

predominantly traditional terraced high street retail properties with traditional and modern residential accommodation beyond. The property is close to a Lidl and Asda supermarket, with other national retailers being located in the town.

**Basement** Cellar

**Ground Floor** Bar Area, Male and Female WCs 84.35m<sup>2</sup> (908ft<sup>2</sup>)

**First Floor** Offices, Storage and Bathroom 60.32m<sup>2</sup> (650ft<sup>2</sup>)

**Outside** Rear beer garden.

### Joint Agents

Edward Symmons and Partners

