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9–11 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN  
 \*GUIDE PRICE £75,000–£85,000



- **Two storey semi detached mixed used property producing £10,400 per annum. Central heating. Electric roller shutters.**

**Description** A two storey semi detached mixed used property comprising a ground floor retail unit together with a three bedroomed self contained flat above. This property benefits from central heating and the shop has electric roller shutters. There is also a plot of land to the rear which formerly housed garages. The whole property is currently let for a term of 7 years from September 2012 at a rent of £10,400 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Legh Road off Clipsley Lane in a popular and well established residential location within easy reach of St. Helens town centre.

**Ground Floor Retail unit** Sales area, store room, kitchen for flat above.

**First Floor Flat** Hall, Lounge, Bathroom/WC, three Bedrooms.

**Outside** Yard to Rear which formerly housed garages.

**Joint Agents**  
 Lambert Smith Hampton

