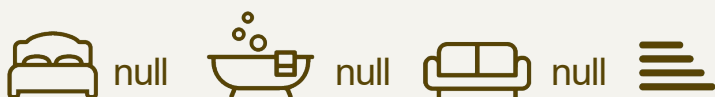




Duke Street, St. Helens, WA10 2JP

Asking Price £175,000



Nestled on the prominent Duke Street in St. Helens, this commercial building presents an exceptional opportunity for investors and entrepreneurs alike. With its strategic location on a busy road, the property benefits from high visibility and foot traffic, making it an ideal spot for a variety of business ventures.

The spacious interior boasts multiple rooms upstairs, providing ample space for offices, meeting rooms, or even a creative workspace. The versatility of this building is further enhanced by the potential for conversion into flats, offering an attractive option for those looking to capitalise on the growing demand for residential accommodation in the area.

Additionally, the property includes parking facilities for up to 12 cars, a valuable asset in a bustling location where parking can often be a

- PROMINENT COMMERCIAL BUILDING
- IDEAL FOR A RANGE OF USES
- DECEPTIVELY SPACIOUS
- NO UPWARD CHAIN INVOLVED
- EPC - E
- TOWN CENTRE LOCATION
- PARKING FOR UP TO 12 CARS
- CLOSE TO MAJOR MOTORWAY LINKS
- CONSTANT PASSING TRADE
- VIEWING RECOMMENDED

