



20a Elephant Lane, St. Helens, WA9 5QW

£79,950



**STAPLETON  
DERBY**

Located perfectly in the heart of Thatto Heath, St. Helens, this commercial property on Elephant Lane presents an excellent opportunity for entrepreneurs and investors alike. Currently operating as a nail salon, the existing tenants are vacating making it a versatile space suitable for a variety of business ventures.

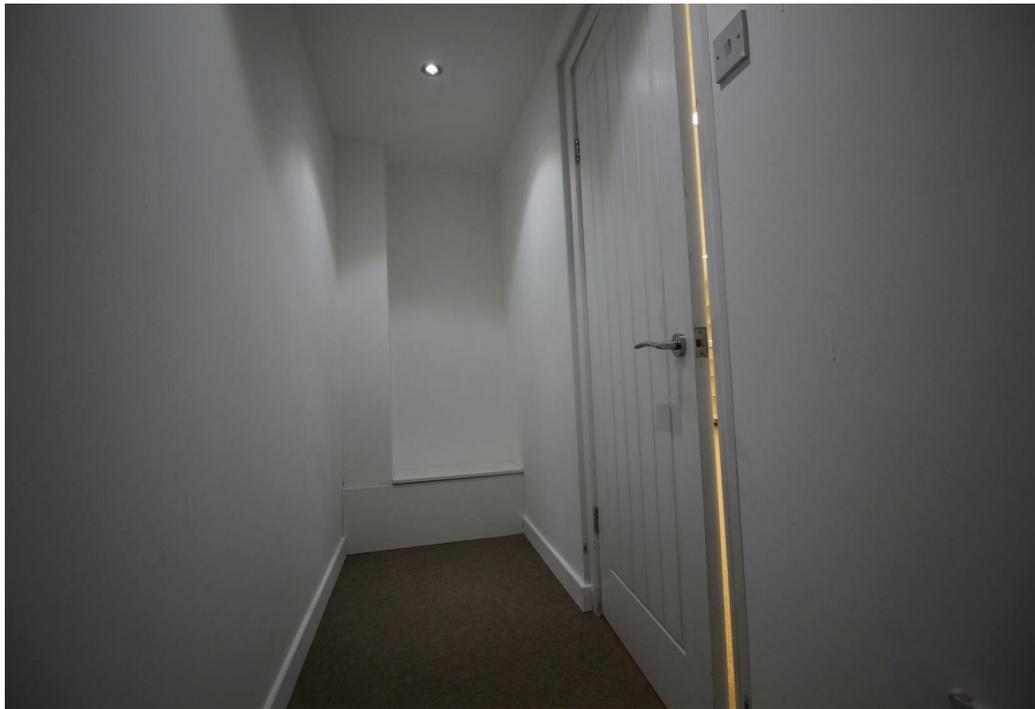
The property boasts a well-appointed reception area and a bathroom, providing essential facilities for both staff and customers. With off-road parking available for one vehicle, accessibility is assured, and the location benefits from significant passing trade, ensuring a steady flow of potential clientele.

Security is a priority, with the premises featuring a roller shutter and a fully alarmed system, offering peace of mind for business owners. Additionally, the property is equipped with all modern conveniences, making it ready for immediate use.

Situated close to major transport links, this commercial space is not only convenient for customers but also qualifies for Small Business Rates Relief, allowing for substantial savings. Whether you are looking to establish a new business or seeking a buy-to-let investment, this property offers a secure and promising opportunity in a thriving area. Don't miss the chance to make this space your own and benefit from its prime location and potential.









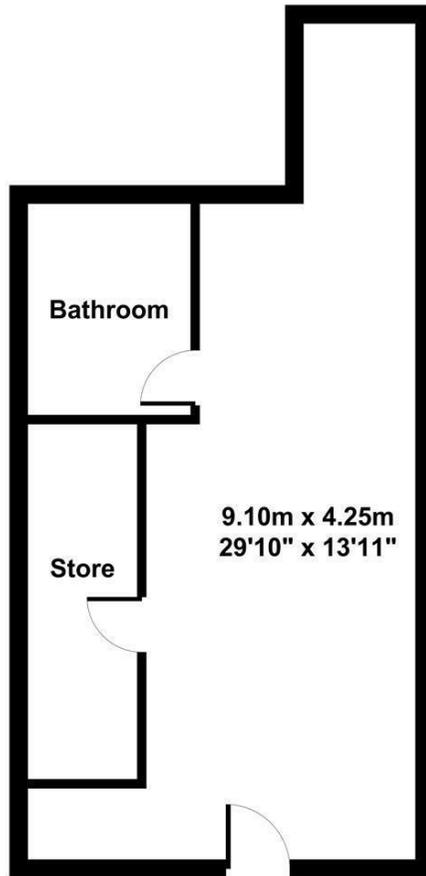
**Stapleton Derby**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE TO PURCHASERS**

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.