

Leeds Office: 0113 388 4848

OFFER

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

26 Waterdale Crescent Sutton, St Helens, St Helens WA9 3PD



Price: £70,000 Ground Floor Area 885 Sq ft / 82 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

Andrew McGuiness Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

www.barkerproudlove.co.uk Page: 1



Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

Location:

The subject property is located just off Robbins Lane in a popular and well established residential location close to local amenities, schooling and transport links. St Helens town centre is approximately 2.5 miles away.

Potential to covert to either the first floor or the whole of the property to residential, subject to planning.

Proposal:

We are seeking offers of £70,000.

Accommodation:

The property is arranged over ground and first floor and comprises the following approximate floor areas. Please note the staircase linking the ground and first floor has been removed by the current owner.

Demise:Sq FtSq MGround Floor88582.22

First Floor - inaccessible/not measured

Tenure:

Freehold with vacant possession.

Business Rates:

The premises currently has a rateable value of £4,300. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is not registered for VAT.

Date Prepared:

July 2023

Subject to Contract

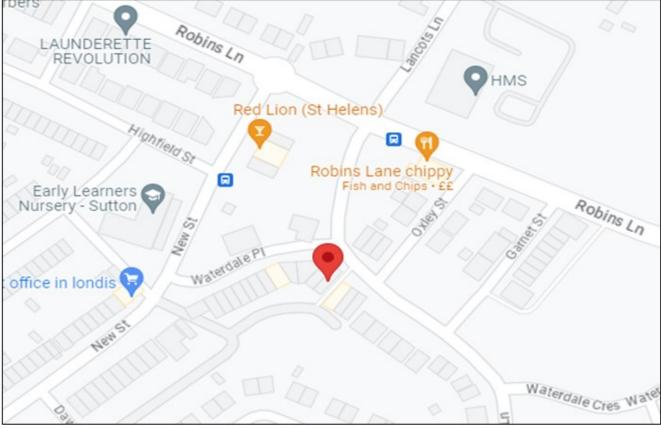
IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2023

www.barkerproudlove.co.uk Page: 2

Manchester Office: 0161 631 2852







www.barkerproudlove.co.uk Page: 3