

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****UNDER
OFFER****Viewing Strictly through the sole selling agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: andrew@barkerproudlove.co.uk**

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.

Date Prepared:

July 2023

Subject to Contract

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 Ft	Sq M
Ground Floor	885	82.22
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.

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