

**FOR SALE ON BEHALF  
OF LPA RECEIVERS**

**AGENCY**



**171 DUKE STREET ST HELENS  
MERSEYSIDE  
WA10 2JH**

**RETAIL UNIT WITH ANCILLARY ACCOMMODATION**

**60.77 sq m (654 sq ft)**

- Prominent main road frontage
- Freehold

**Edward  
Symmons**

**0151 236 8454**

**[www.edwardsymmons.com](http://www.edwardsymmons.com)**



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**LOCATION**

The property fronts Duke Street (A570) a busy through route linking St Helens town centre with the East Lancs Road (A580), which in turn links Liverpool and Manchester, as well as providing access to the M6 motorway.

**DESCRIPTION**

The property is a mid terraced two storey building with single storey extension, comprising ground floor retail unit with upper floor ancillary accommodation. The property was most recently used as a hairdressing salon.

Internally the property provides a main sales area, staff area, WC at ground floor level and two separate storage rooms to the first floor. To the rear is a small yard area.

**ACCOMMODATION**

We have calculated the area of the building in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis and comprises:

Ground Floor	33.27 sq m	(358 sq ft)
First Floor	27.5 sq m	(296 sq ft)
<b>Total</b>	<b>60.77 sq m</b>	<b>(654 sq ft)</b>

**BUSINESS RATES**

We understand that the property is registered for business rates under the 2010 Rating List as follows:

**Address:** 171 Duke Street, WA10 2JH  
**Description:** Hairdressing Salon & Premises  
**Rateable Value:** £2,225.00

**TERMS**

We are inviting offers for our client's freehold interest.

**ASKING PRICE**

Available upon application to the retained agents.

**VAT AND OTHER PROFESSIONAL COSTS**

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate. Each party will be responsible for their legal and other costs incurred during the transaction.

**VIEWING**

For more information or to view please contact Richard Kirk or Robert Diggle:

Email: richard.kirk@edwardsymmons.com  
 Email: robert.diggle@edwardsymmons.com

**5 St Pauls Square, Liverpool L3 9SJ**

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

