



185B Cambridge Road, St. Helens, WA10 4HA

£250,000



STAPLETON



**STAPLETON
DERBY**

*****ATTENTION INVESTORS - THREE SEPARATE TENANTS IN SITU WISHING TO REMAIN*****

Nestled in the heart of St. Helens, this remarkable semi-commercial property on Cambridge Road presents a fantastic investment opportunity. This large corner building is thoughtfully divided into three distinct units, making it an attractive prospect for savvy investors.

The property features a well-established kitchen showroom, which is ideally positioned to benefit from the high foot traffic of the busy shopping parade. The current tenant of the showroom is keen to remain and is open to negotiating the rent, which could enhance the yield for a prospective buyer. Additionally, a separate mini mart is included, which currently operates under a new five-year lease, ensuring a steady income stream.

Above these commercial spaces, you will find a spacious two-bedroom flat that boasts a private entrance and generously sized rooms, providing comfortable living quarters. This flat adds significant value to the property, offering potential for rental income or personal use.

With no onward chain and all necessary certificates available, this property is ready for a new owner to step in and make the most of its potential. The strategic location in a bustling area ensures plenty of passing trade, making it an ideal setting for business ventures. Furthermore, there is ample opportunity to add value to the building, whether through renovations or by enhancing the existing commercial offerings.

In summary, this property on Cambridge Road is not just a building; it is a promising investment with multiple income streams and the potential for growth. Do not miss the chance to explore this unique opportunity in a thriving community.









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DERBY

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.