145 Hall Street, St. Helens, WA10 1EP

£265,000

STAPLETON DERBY

Nestled in the heart of St. Helens on Hall Street, this remarkable commercial property presents a unique opportunity for those seeking to invest in a thriving location. Currently operating as a fully functional public house, this establishment boasts four spacious rooms, providing ample space for customers, social gatherings and events.

The property features four well-appointed bedrooms on the upper floor, ideal as living quarters for a live-in owner or potential tenant. The large lounge, kitchen diner and bathroom completes the upstairs. The downstairs area includes a bar and four versatile rooms, complemented by customer toilets, making it a perfect setting for a lively atmosphere. The pool room is a good size, as is the main bar, and the two other rooms are ideal for those wishing for a quiet pint away from the pub games.

For those considering a conversion, this property is ideally suited for transformation into a House in Multiple Occupation (HMO), capitalising on its prime town centre location. The detached garage offers extra storage or parking options, while the inviting beer garden at the rear provides an excellent outdoor space for patrons to enjoy or for parking if converted.

The cellar is still fully operational too, this is where the barrels and pumps are located with a fan system too.

This property combines practicality with potential, making it an attractive proposition for investors or those looking to establish a vibrant community hub. Don't miss the chance to explore the possibilities this property has to offer in the bustling town of St. Helens.

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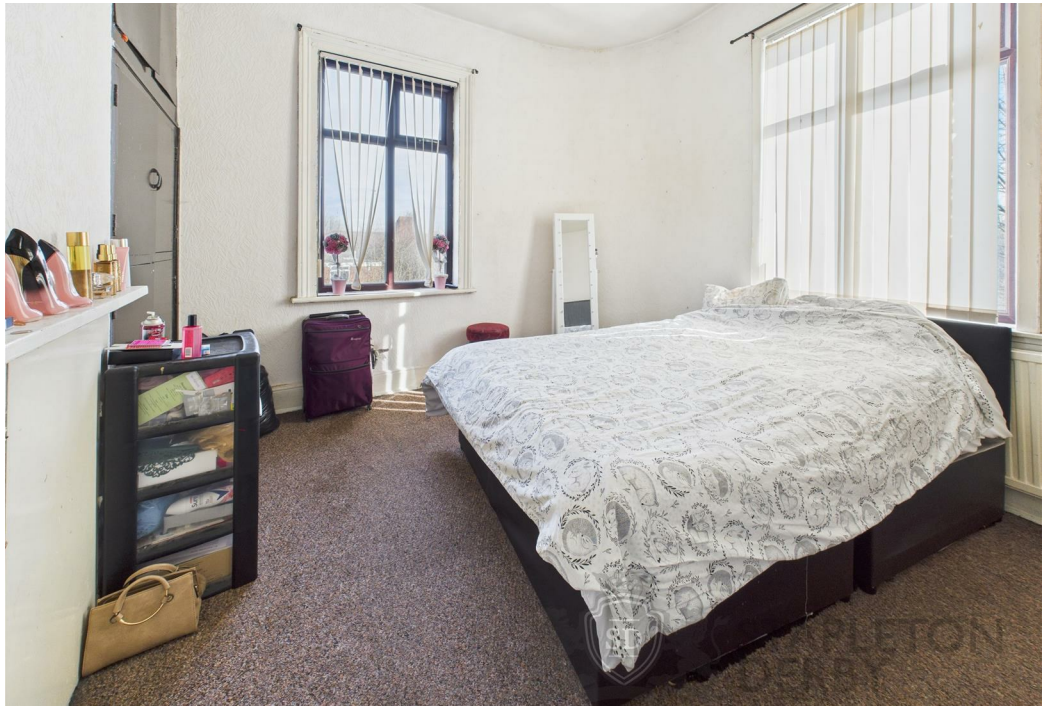

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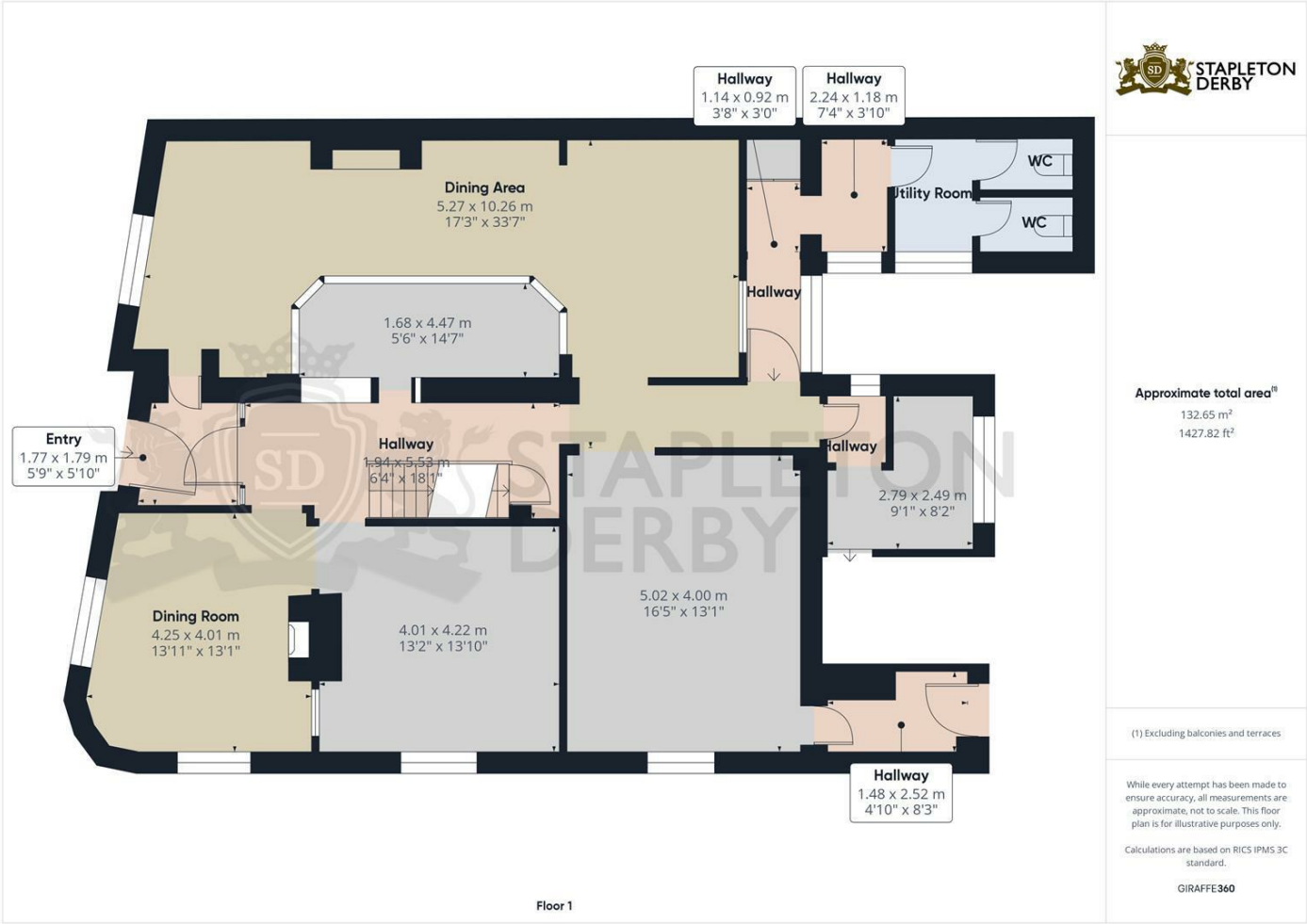

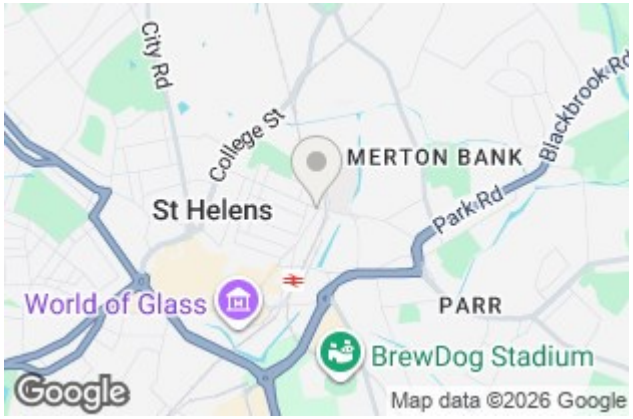

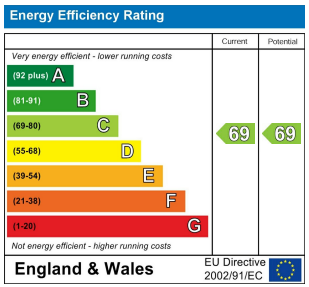

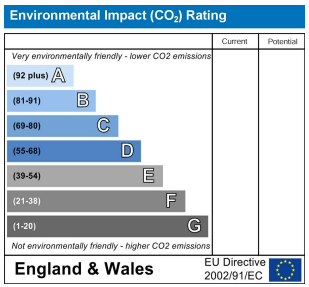

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