



66 Cloughton Street, St. Helens, WA10 1SN

£104,950



**STAPLETON
DERBY**

Nestled in the heart of St. Helens on Claughton Street, this commercial property presents an excellent opportunity for those seeking a versatile space in a bustling town centre. With FOUR well-appointed rooms, two to each floor, this building is currently configured as a beauticians, but it is ideal for a variety of business uses. There is a kitchen and WC to the ground floor, and an additional WC plus storage room to first floor too. The main downstairs area is a brilliant size, see floorplans for dimensions.

The property benefits from ample passing trade, situated on a busy street that ensures high visibility and foot traffic, which is essential for any thriving enterprise. Additionally, there is convenient parking available for two vehicles at the rear, a valuable asset in a town centre location.

Transport links are superb, providing easy access to surrounding areas, making this property not only accessible for clients but also for staff. The absence of a chain means that this property is available for immediate occupation, allowing you to start your business venture without delay.

Whether you are looking to establish a new office, retail space, or another commercial venture, this property offers the flexibility and location to help you succeed. Do not miss the chance to secure this prime commercial space in St. Helens.

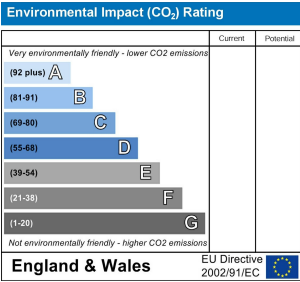
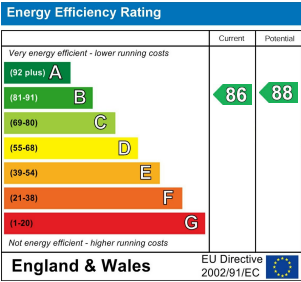
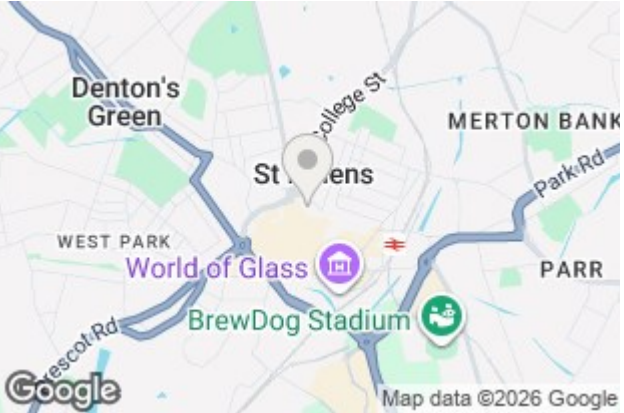
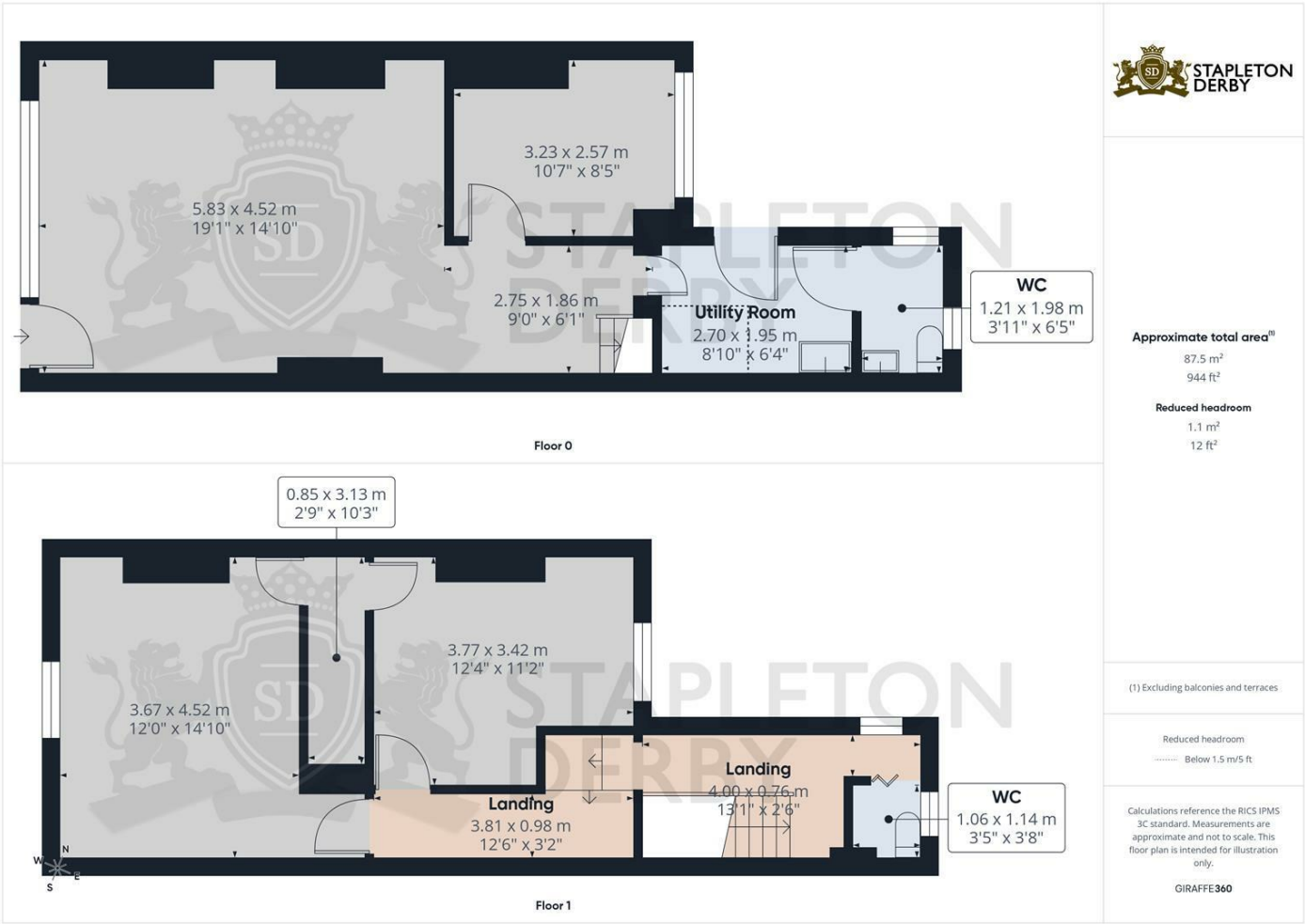




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