



113 Higher Parr Street, St. Helens, WA9 1AG

Asking Price £95,000



**STAPLETON
DERBY**

Nestled in the bustling heart of St. Helens, this commercial property on Higher Parr Street presents an exceptional opportunity for savvy investors. The ground floor shop boasts a prominent position within a lively shopping parade, ensuring high visibility and foot traffic, thanks to its large shop window that invites passers-by to explore what lies within.

The property features a spacious ground floor retail area, complemented by a first-floor storage space, providing ample room for stock and operational needs. This versatile layout is ideal for a variety of business ventures, making it a perfect fit for those looking to establish or expand their presence in a thriving community.

With no onward chain, this property is ready for immediate occupation, allowing you to seize the opportunity without delay. The vibrant location not only enhances the potential for customer engagement but also positions your business within a well-frequented area, promising a steady stream of clientele.

This commercial space is not just a property; it is a gateway to a promising investment. Whether you are an experienced entrepreneur or a newcomer to the business world, this shop offers the perfect blend of location, accessibility, and potential for growth. Do not miss the chance to make this prime retail space your own and contribute to the dynamic shopping experience in St. Helens.







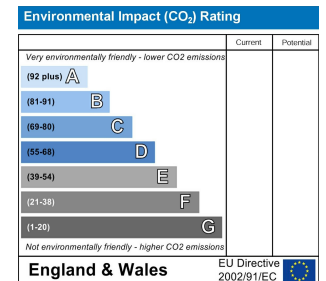
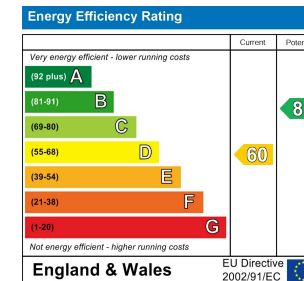
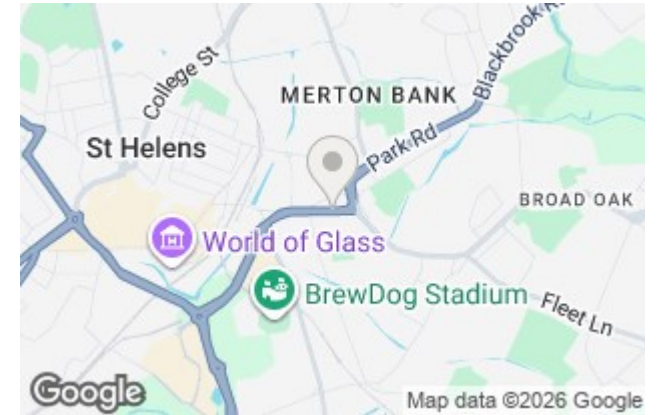
Stapleton Derby

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