



**STAPLETON
DERBY**



2A West Street

Toll Bar, St Helens, WA10 3DP

£500 PCM



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Exceptional Commercial Property in Prime Central Location

Seize the opportunity to elevate your business with this exceptional commercial space, ideally situated for maximum visibility and convenience. Perfect for both new ventures and established enterprises, this property is currently operating as a beauty salon, but its potential is boundless.

The property features two spacious offices/rooms, a fully equipped kitchen, and a modern bathroom, providing all the essentials for a thriving business environment. Enhanced with robust metal security shutters, your peace of mind is guaranteed.

Strategically located near major motorway networks, this unit offers unparalleled accessibility, ensuring effortless connectivity for clients and employees alike. This is more than just a property; it's the gateway to your business's future success.

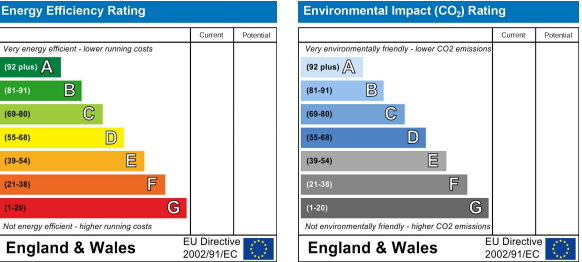
Don't miss out on this prime location. Schedule a viewing today and envision the endless possibilities that await. Highly recommended for discerning buyers seeking the perfect blend of location, functionality, and security.



Floor Plan



Energy Efficiency Graph



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.