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Sandwash Close, St. Helens, WA11 8LY No Offers £275,000

We are pleased to announce for sale this detached commercial unit which is situation within easy access of the M6 and M58 motorway networks and the East Lancashire Road. The property was previously used as a brewery and could benefit a multitude of business subject to planning. The building consists of: entrance hallway, two toilets, kitchen, store room, and large main production area with mezzanine level. To the first floor is a landing area, main office, kitchen, and two toilets. Externally the property has an enclosed yard for parking or storage. Viewing is highly recommended to appreciate the size and potential and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Door to front with roller shutter

Main Production Area

Approximately 4349 sq ft.
Twin Electric roller shutter door.

Cold Store Area

Approximately 464 sq ft.
Door access from main area.

Small Store Room

8'0 x 6'5 (2.44m x 1.96m)

Mezzanine Level

Approximately 1403 sq ft.
Accessed through stairs in the main area. Metal frame which is available as an additional extra from the purchase price at £4000.

Kitchen

11'1 x 9'6 (3.38m x 2.90m)
Stainless steel sink.

Mens Toilet

Urinals, separate w.c, and hand wash basin.

Ladies Toilet

Low level w.c, and hand wash basin.

First Floor Landing

Main Office

Approximately 461 sq ft.
Two UPVc Double glazed windows to front aspect.

Kitchen

11'1 x 10'2 (3.38m x 3.10m)
Stainless steel sink unit.

Mens Toilet

UPVc Double glazed window to front, low level w.c, and hand wash basin.

Women's Toilet

UPVc Double glazed window to front, low level w.c, and hand wash basin.

External

Approximate area of 4300 square ft with double gate access and fenced boundaries.



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			
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Not environmentally friendly - higher CO ₂ emissions			
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