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Junction Lane, St. Helens, WA9 3JN

£500 Per Month

We are pleased to offer for let this first floor commercial premises which is situated in Sutton Village close the St Helens Junction train station and is ideal for various uses including hairdressers, tattooists, beauty treatments etc. The property benefits from UPVc double glazing and gas central heating and briefly comprises of: Entrance hallway leading to stairs to first floor landing, two very good sized rooms both with base units and sink, and a wc. Externally the area has ample on street parking. Viewing is highly recommended to appreciate the size and condition of the rooms and can be arranged through our office or by calling 01744 24341.







Entrance Hallway
Door to street leading into communal hallway, stairs access to first Floor landing.

First Floor Landing
Access to each room with small seating area.

Front Room
13'6" x 11'0" (4.13 x 3.37)
Two UPVc double glazed windows, radiator, and range of base units with stainless steel sink.



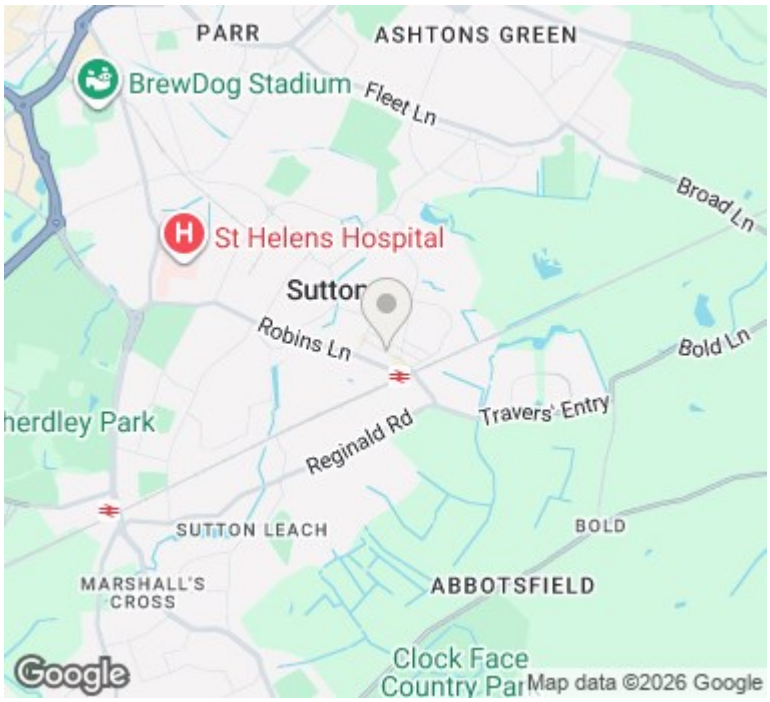
Rear Room
14'0" x 8'10" (4.27 x 2.71)
UPVc double glazed window, radiator, and range of base units with stainless steel sink.

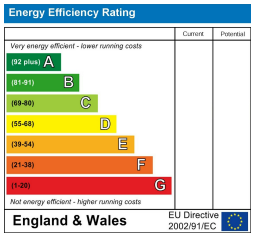


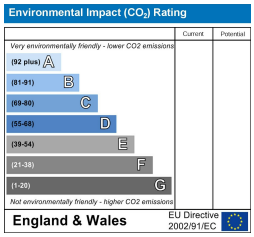
WC
UPVc double glazed windows, low level wc, hand wash basin, and radiator.

Notice
The property is alarmed with roller shutters and key pad locks on the rooms. The building insurance is included within the rent. The utilities are charged at £100 per month subject to sensible usage.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only.







The Property Ombudsman