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### **Bickerstaffe Street, St. Helens, WA10 1DS**

We are pleased to offer for rent this first floor commercial unit which was previously occupied by an Insurance Broker but would suit various businesses and as it situated above Betfred in a busy location there is plenty of footfall. The accommodation briefly comprises of a waiting area, reception, three offices, wc , store room and kitchen. Currently furnished with storage and desks but can be unfurnished if requested. Available to rent now, viewing is highly recommended and can be arranged via our office or by calling us on 01744 24341.

- |                      |                          |                 |
|----------------------|--------------------------|-----------------|
| ■ First Floor Unit   | ■ Waiting Area/Reception | ■ Three Offices |
| ■ WC and Kitchen     | ■ Store Room             | ■ Busy Location |
| ■ Plenty of Footflow | ■ Viewing Essential      | ■ Available Now |
| ■ EPC Rating: TBC    |                          |                 |

**£70 Per Week**

## 70-74 Bickerstaffe Street, St. Helens, WA10 1DS

### Entrance

Entrance to ground floor with stairs to first floor, window to side aspect

### Waiting Area

6'4 x 14'09 (1.93m x 4.50m)

Door accessing reception and offices

### Reception

10'4 x 19'0 (3.15m x 5.79m)

Window to front aspect, radiator

### Main Office

12'7 x 18'5 (3.84m x 5.61m)

Two windows to front aspect, two radiators

### Second Office

10'1 x 12'0 (3.07m x 3.66m)

Window to rear aspect, radiator

### Third Office

8'10 x 9'10 (2.69m x 3.00m)

Window to side aspect, radiator

### WC

Hand wash basin, low level wc

### Store Room

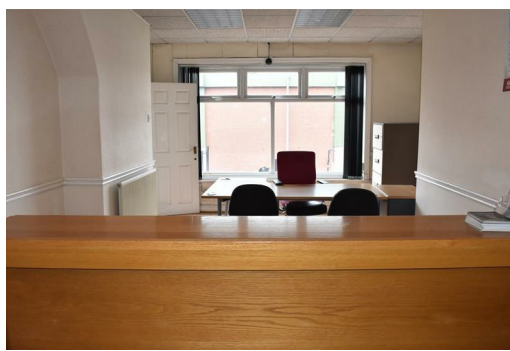
6'0 x 12'0 (1.83m x 3.66m)

Window to rear aspect, radiator

### Kitchen

7'3x 11'11 (2.21mx 3.63m)

Window to side aspect, stainless steel sink unit







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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