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Baldwin Street, St. Helens, WA10 2RS

£75,000

We are pleased to offer for sale this town centre double storey commercial unit which would be ideal for a number of uses subject to planning. The property benefits from being gas central heated and part double glazed and briefly comprises of: large sales area with roller shutter to the front, rear store room, kitchen, and w.c to the ground floor.

To the first floor is a landing area, and two further rooms. Externally the property has a very small yard to the rear. Viewing is highly recommended to appreciate the potential of this unit and can be arranged through our office or by calling 01744 24341.



Sales area

25'6 x 11'3 (7.77m x 3.43m)
UPVc double glazed window and door to front aspect with roller shutter over, stairs to first floor, and two radiators.

Store area

7'4 x 7'0 (2.24m x 2.13m)
Radiator, and tiled floor.

Kitchen

12'5 x 6'6 (3.78m x 1.98m)
Single glazed window to side aspect, door to rear yard, stainless steel sink unit, and radiator.

W.C.

Low level w.c, and hand wash basin.

First floor landing

Single glazed window to rear aspect, and radiator.

Front office/ store area

12'7 x 11;7 (3.84m x 3.35m;2.13m)
UPVc double glazed window to front aspect, and radiator.

Rear office/ store area

7'8 x 7'1 (2.34m x 2.16m)
Radiator.

Rear yard

Small rear yard area with brick wall boundaries.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	