



HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



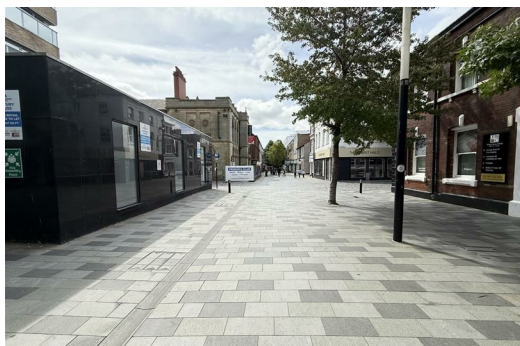
Hardshaw Street, St Helens, WA10 1RW

£1,500 Per Month

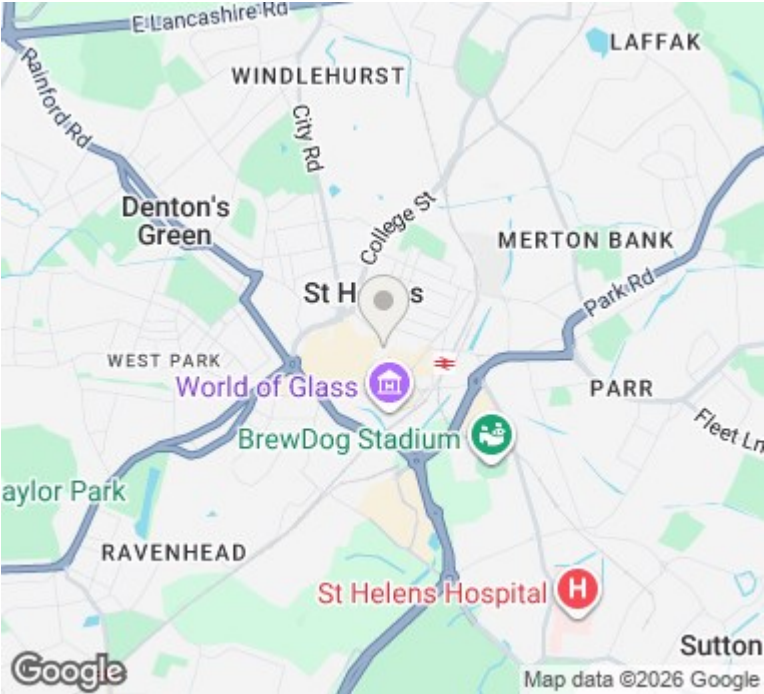
We are pleased to announce for let this double storey with basement commercial premises which is positioned in St Helens town centre close to the new bus station. The property is suitable for various uses subject to planning and briefly comprises of:

Ground Floor – 74.59 m² / 803 sq.ft,
Front office, main office, rear office / store, rear office 2, kitchen and 2x W. C's.
First Floor – 69.9 m² / 752 sq.ft.
4 x offices, staff/kitchen and W.C.
Basement – 42.5 m² / 457 sq.ft.

The property benefits from gas central heating and there is also parking to the rear for 2/3 cars. Viewing is highly recommended to appreciate the size and position of the property and can be arranged through our office or by calling 01744 24341.



- Entrance Hallway
- Front Sales Area
- Rear Store/ Office
- Kitchen
- Toilets
- First Floor Landing
- First Floor Office One
- First Floor Office Two
- First Floor Office Three
- First Floor Office Four
- Kitchen
- Toilet
- Basement
- Parking To Rear



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		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	