



STAPLETON DERBY



Duke Street, St. Helens, WA10 2JG

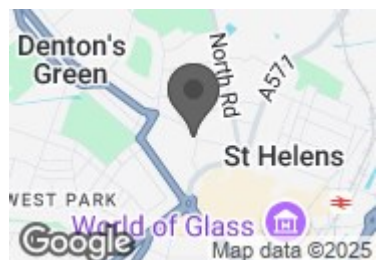
£165,000



Nestled in the heart of St. Helens on the bustling Duke Street, this mixed commercial property presents an exceptional investment opportunity. The location is vibrant and busy, ensuring a steady flow of foot traffic that is ideal for various business ventures.

The property comprises a commercial space that is currently occupied by a bar, which generates an impressive income of £1,200 per calendar month. This consistent revenue stream makes it an attractive option for investors looking to expand their portfolio or enter the commercial property market.

Additionally, the property features a vacant apartment, offering the potential for further rental income of circa £550PCM or the possibility of being transformed into a desirable living space for the occupier of the business. This dual-use aspect enhances the property's appeal, allowing for



- Fantastic Mixed Commercial & Residential ▪ Prominent Bar With Separate Flat Above Opportunity
- Tenant Currently Running Bar Paying ▪ First Floor Flat Vacant - £550PCM Expected £1200PCM
- £1750PCM Total Producing Around 13% Yield ▪ Close To Town Centre
- Very Popular Location

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