



# STAPLETON DERBY



Hall Street, St. Helens, WA10 1EP

£275,000



Nestled in the heart of St. Helens on Hall Street, this remarkable commercial property presents a unique opportunity for those seeking to invest in a thriving location. Currently operating as a fully functional public house, this establishment boasts four spacious rooms, providing ample space for customers, social gatherings and events.

The property features four well-appointed bedrooms on the upper floor, ideal as living quarters for a live-in owner or potential tenant. The large lounge, kitchen diner and bathroom completes the upstairs. The downstairs area includes a bar and four versatile rooms, complemented by customer toilets, making it a perfect setting for a lively atmosphere. The pool room is a good size, as is the main bar, and the two other rooms are ideal for those wishing for a quiet pint away from the pub games.

- Fully Operational Public House
- Visible Corner Position
- Four Rooms & Toilets To Ground Floor
- Three Double Bedrooms & One Single Bedroom Upstairs
- Ideal As A Pub Or For Conversion To HMO
- EPC - C Subject To Planning
- Town Centre Location
- Detached Garage & Beer Garden To Rear
- Cellar With Pumps Still Operational
- Large Living Room, Kitchen Diner & Bathroom



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