Lot 121

1 & 3 Croppers Hill with 2,4,6 and 8 Borough Road, St. Helens, Merseyside, WA10 3SY

All enquiries Ref: Callum Glenn

- **Mixed Use Development Opportunity**
- **Prominent Corner Position**
- **Full Vacant Possession**

Location:

This substantial building lies at the corner of Croppers Hill and Borough Road in a mixed residential and commercial area of St Helens. It is opposite an Enterprise Car Hire site, and near to both an Aldi supermarket and Superbowl leisure complex. The property is well connected by public transport links with bus stops at both Tullis Street and Morrisons supermarket both within 0.1 mile. St Helens rail station is within 0.9 mile providing both regional and national rail links.

Description:

The property is ripe for development and upgrading subject to all necessary consents. It is arranged to provide 6 retail units, with 1 Croppers Hill also having a basement and 6 Borough Road incorporating the entire first floor.
Accommodation:

Address	Accommodation
1 Croppers Hill	Retail Unit of 231 sq. ft with basement of 223 sq. ft
3 Croppers Hill	Retail Unit of 263 sq. ft
2 Borough Road	Retail Unit of 245 sq. ft
4 Borough Road	Retail Unit of 278 sq. ft
6 Borough Road	Ground Floor of 20 sq. ft plus entire 1st Floor of 837 sqft
8 Borough Road	Retail Unit of 292 sq. ft
TOTAL	Internal Area Totals 2,387 sq. ft

Tenure:

Sold on a lease for a term of 900 years from 1st May 1894. For full lease details please refer to the legal pack.

To View:

Due to the condition of the building access may not be available for viewing. Please contact the auctioneers for an update if internal viewing is possible.