



Cairo Street, St. Helens, WA10 3NJ
£65,000 Guide Price

RG
Rutter Green

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Cairo Street, St. Helens, WA10 3NJ

- To be Sold via Online Auction
- Two Storey Commercial Property
- Basement Access For Possible Development (SPP)
- Property Benefits From Rear Garden Space
- Ideal Investment Opportunity
- The Property Is Being Sold With Vacant Possession
- Located Within A Mixed Residential Area
- Excellent Links For Commuting
- Close To Major Motorway Links
- Viewings Highly Recommended

This two-storey commercial property is poised for sale through an online auction, presenting a remarkable investment opportunity that savvy buyers will not want to overlook. Nestled within a diverse residential neighborhood, the property boasts valuable features such as rear garden space, which can enhance its appeal and utility for potential tenants or owners. Additionally, the property includes basement access, opening up possibilities for further development or renovation, contingent upon obtaining the necessary planning permissions. With the advantage of vacant possession, new owners are afforded the flexibility to either occupy the space immediately or undertake enhancements that could elevate its value and functionality over time. Strategically located, this property benefits from excellent transportation links that facilitate easy commuting and ensure accessibility to major motorway connections. This prime positioning makes it an ideal candidate for various business ventures, ranging from retail establishments to professional offices or even creative studios. The surrounding area's mixed-use environment further enhances its attractiveness, potentially drawing in foot traffic and clientele from both local residents and commuters alike. Given these compelling attributes, viewings are highly recommended to fully appreciate the myriad possibilities this versatile space has to offer, allowing prospective buyers to envision how they might tailor it to meet their specific needs or aspirations.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

