MORGAN WILLIAMS.

Development
FOR SALE



56-58 Westfield Street, St. Helens, WA10 1QJ

Mixed Use Development Opportunity

Summary

Tenure	For Sale
Available Size	3,415 sq ft / 317.26 sq m
Price	Offers in the region of £400,000
Business Rates	Upon Enquiry
EPC Rating	B

Key Points

- Dual Frontage
- Plans Readily Available
- Town Centre Location
- Full Planning Approved
- 3 Units Currently
- Freehold
- Can be Split
- Suitable for Variety of Uses

Location

The former bar premises occupies a prominent Town Centre Location within a terrace row toward the end of Westfield street and the local Asda Superstore just 5 minutes away accessible via Linkway West roundabout, which holds numerous notional retailers such as Home Bargains, Costs Coffee, Aldi and Greggs.

Nearby national and independent retailers set within St Helens Town Centre and less than 10 minutes walk from the premises, include Betfred, NatWest, and Café Nero. Several paid public car parks are within walking distance, and a gated car park is accessible via Cotham Street.

Description

Set within the centre of St Helens, this former bar/cafe premises holds this dual frontage property which holds full planning in order to separate the space into two retail premises on the ground floor, with further units available to the first floor if the rear extensions and conversion is actioned. Currently the former bar is set across both 56-58 but with the planning this enables the space to be separated into 2 self contained units, enabling an exciting opportunity for an owner occupier.

Internally the premises is vastly open plan and immediately upon entry from the existing entry point is the large bar area with internal stairs to the first floor. Toward the rear of the bar area holds the toilets for both male and female, with kitchen facilities and disabled w/c.

To the first floor is further space which was previously used as internal stores for the premises below. This space however holds to scope to develop and extend the space to enable for multiple self-contained dwellings. All planning documents and drawings are available upon request or via the local authorities planning portal.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	3,415	Available
Total	**3,415**	

Sale Price

Offers in the region of £400,000.

Services

All main services are connected.

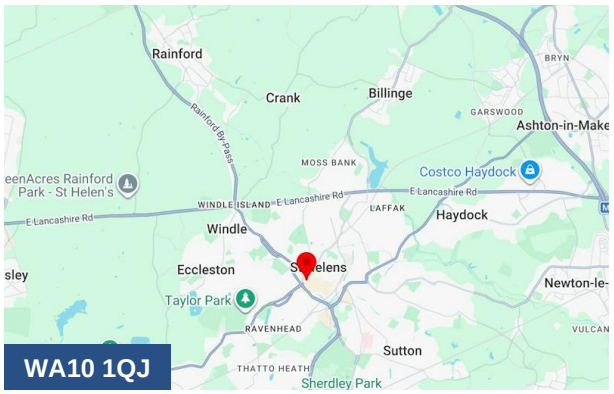
Planning

Planning has been approved for a change of use from drinking establishment to 2no separate Class E units on the ground floor. Part two-storey/part first floor rear extension and conversion of first floor to office.

For further details via St Helens Borough Council planning portal, REF: P/2026/0428/FUL.

Tenure

Freehold.



Viewing & Further Information



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