



**185-187 Greenfield Road, 187 Greenfield Road, Dentons Green, St. Helens,
WA10 6SG**

Substantial Retail Premises with Residential Above.

Summary

Tenure	For Sale
Available Size	2,625 sq ft / 243.87 sq m
Price	Offers in the region of £300,000
Rates Payable	£4,540.90 per annum
Rateable Value	£9,100
EPC Rating	C

Key Points

- Mixed-Use Premises
- Vacant Possession
- 1 KM to the East Lancs
- Desirable Location
- Main Road Frontage
- 1.5 Miles From St Helens
- Multiple Use
- Development Opportunity STP

Location

St Helens is positioned 12 miles east of Liverpool and 22 miles west of Manchester, both these cities are conveniently accessible via the close by A580 East Lancashire Road.

Greenfield Road, Dentons Green is a well regarded residential heavy area North West of St Helens Town Centre, with an abundance of retail shops and salons within close proximity.

The Town Centre is approximately 1 mile south east down the A570 and Duke Street.

Description

We are delighted to bring to the sale market this substantial multipurpose property, suitable for an owner occupiers and investor developers.

Internally the carpet shop boasts a dual entrance with main road frontage to Greenfield Road, with adjacent sales and storage areas making up the bulk of the square footage. Within are both kitchen and w/c facilities for staff usage, on the upper floor there is another internal storage space which is currently being used as overspill which could be converted.

The flat is self-contained with its entrance again on Greenfield Road, next door to the carpet shop and is of modern fit out, spacious and in good condition throughout, this comprises living area, with a single bedroom, kitchen and shower room.

There is scope to develop the building as we feel this could benefit from either a conversion back into two terrace houses as it was previously or a multitude of HMO/flats subject to the necessary planning permissions.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Availability
Building - GF&FF	Retail	2,180	Available
1st	Residential	445	Available
Total		2,625	

Sale Price

£300,000.

Services

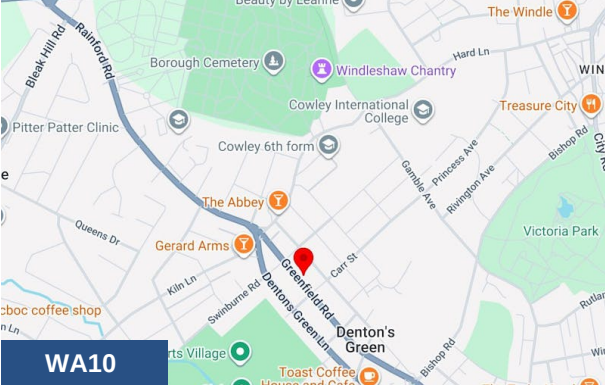
All mains services are connected.

Tenure

Freehold.

Lease

Vacant possession on both the retail and flat upon completion.



Viewing & Further Information



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