



**35a, Ormskirk Road, Rainford, WA11 8DQ**

**£750 PCM**

*David  
Davies* *Collection*

## 35a, Ormskirk Road, Rainford, WA11 8DQ

- EPC: D
- Council Tax Band: C
- Holding Deposit Fee:: £184.61
- Large Commercial Property
- Multiple Rooms
- Multi Purpose Use
- Available Now
- Minimum Two Year Lease
- Excellent Village Location

David Davies Sales & Lettings are delighted to welcome to the rental market this rare opportunity to rent a large ground floor commercial property in the heart of Rainford village on Ormskirk Road.

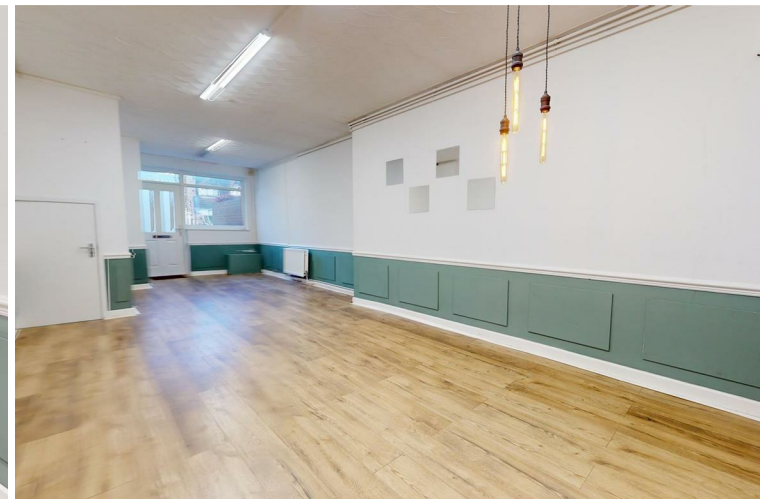
The property is particularly long and boasts four separate rooms, giving this a large scope to be utilised in many different ways.

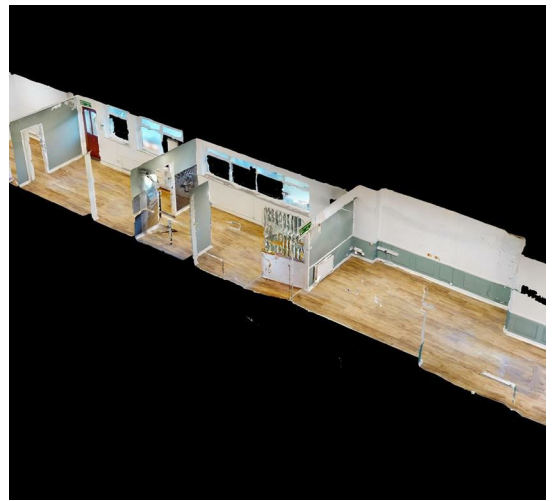
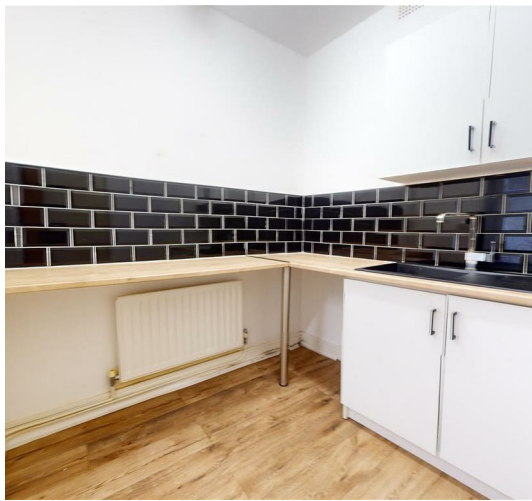
The property has a fully working alarm system for security needs, a kitchen and its own WC facility for convenience.

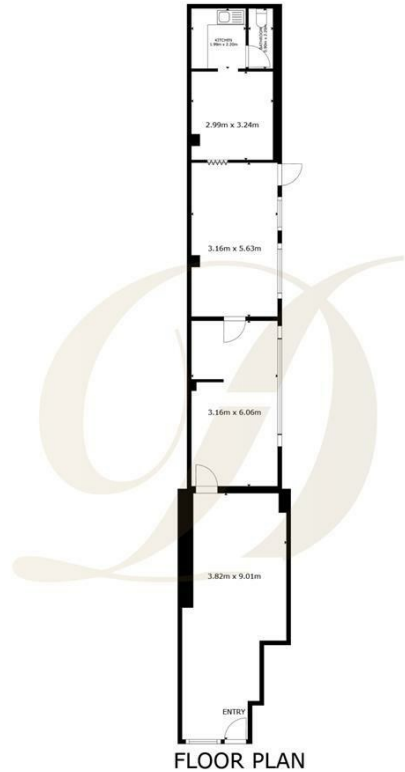
Additionally, there is parking to the rear of the property.

Please contact us to arrange a viewing at your earliest convenience.

EPC: D







GROSS INTERNAL AREA  
FLOOR PLAN 85.4 m<sup>2</sup>  
TOTAL : 85.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**David Davies**

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*David Davies*

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



Information on tenant permitted fee's can be accessed via the link below  
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