



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.

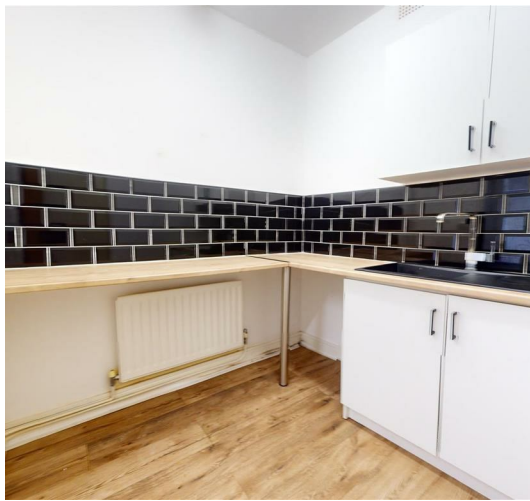
The property has a fully working alarm system for security needs, a kitchen and its own WC facility for convenience.

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

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

EPC: D





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Davies

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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