

Room 7, Alpine House, 28 Church Road, St. Helens, WA11 8HE

£600 PCM

David Davies Collection



Room 7, Alpine House, 28 Church Road, St. Helens, WA11 8HE

- EPC: D
- Holding Deposit Fee: £138.00
- Rainford High Street Location
- 18 SqM Room
- Separate Mens & Ladies WC
- Small Business Rates Relief
- Utility Bills Included In Rent
- One Car Parking Space To Rear
- Perfect For Office Space, Appointments, Etc
- Communal Kitchen







First-Floor Commercial Room To Let – Alpine House, Rainford High Street

David Davies Sales & Lettings Agent are delighted to offer to let Room 7 at Alpine House, situated on Church Road in the heart of Rainford village. Extending to approximately 18 sq. m., this versatile first-floor commercial space presents an excellent opportunity for businesses seeking professional premises in a convenient and well-established location.

The room is ideally suited to a variety of uses, including office space, beauty treatments, sports therapy, consultations and other professional services, subject to any necessary consents and permissions. Its flexible layout provides an excellent setting for businesses looking for a dedicated space to welcome clients and deliver their services.

The premises benefit from a communal kitchen for occupants to use, alongside separate communal ladies' and gentlemen's WCs. There is also one allocated parking space to the rear of the building, adding further convenience for both occupants and visitors.

The room is available at £600 per calendar month, inclusive of utilities for normal office use. Utility consumption is reviewed regularly, and any additional use of water, gas or electricity beyond normal office requirements may be subject to additional charges.

The property is currently eligible for Small Business Rates Relief, meaning business rates are not currently charged. Eligibility and relief are subject to the relevant criteria and confirmation with the local authority.

Situated in the heart of Rainford High Street, the premises enjoy a central village location close to local shops and amenities, making this an excellent opportunity for businesses looking to establish themselves within the local community.

EPC: D














David Davies
Est.
1981
...refreshingly professional

FR Denotes doors to be made 1/2 hr fire resisting and self closing. Set within a door frame with 25mm deep rebates and smoke seals.

① Remove all references to fire escape / Emergency exit.







