TAYLOR MAXWELL

ESTATE AGENTS







6 STATION STREET, RAINHILL, L35 0LP

BY AUCTION £160,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000. A rare opportunity has arisen to purchase an office building in the heart of Rainhill village. Previously used as a solicitors office this Two storey property is suitable for a variety of uses subject to planning permission. The current layout consists of three offices on the ground floor with access to a cellar, first floor comprises of two offices, a kitchen and a bathroom comprising of w.c. and wash basin There is an enclosed yard to the rear. Main line Liverpool - Manchester train station less than a minutes walk. Freehold and chain free. Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt

www.taylor-maxwell.co.uk

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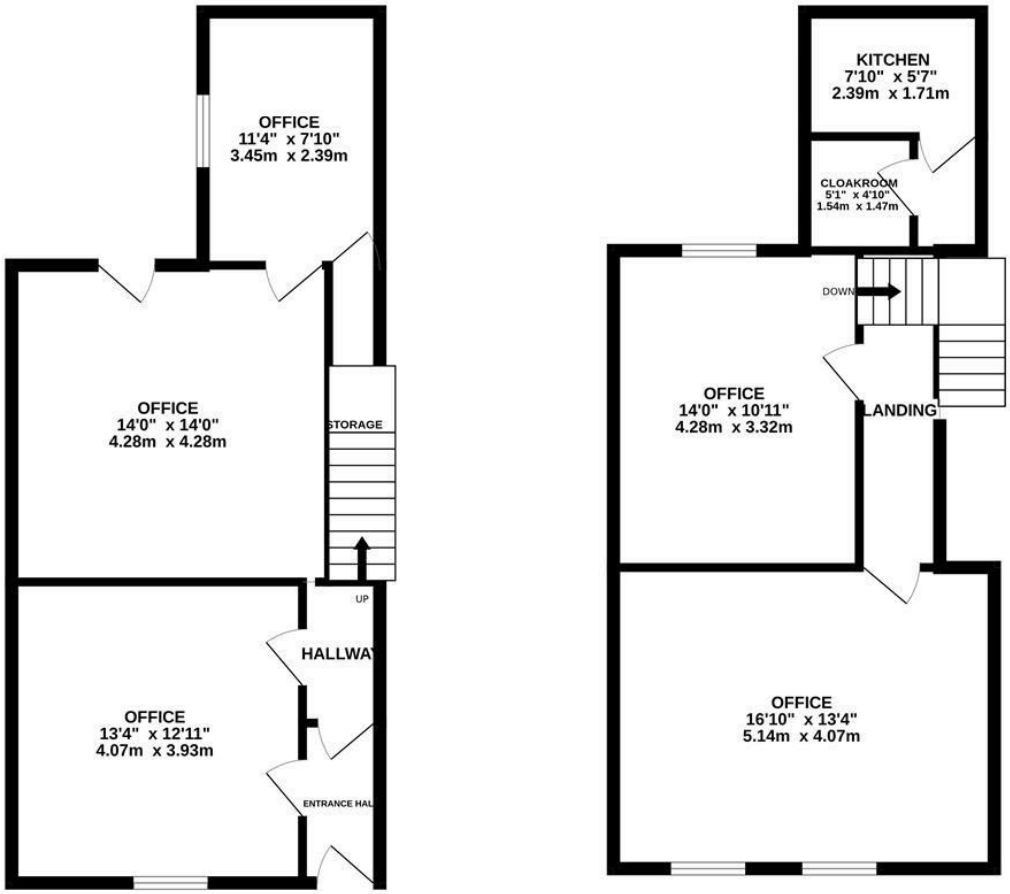
FRONT

REAR YARD



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

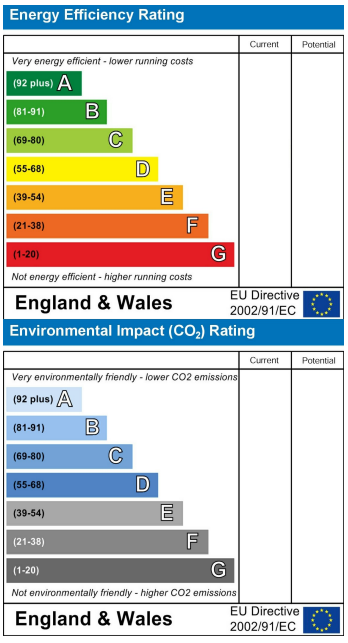
1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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