



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

£750 PCM

*David  
Davies* **D** *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.

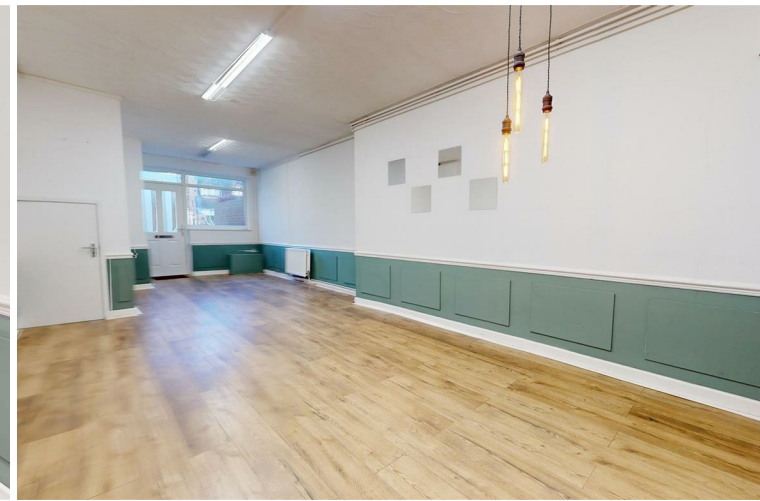
The property is particularly long and boasts four separate rooms, giving this a large scope to be utilised in many different ways.

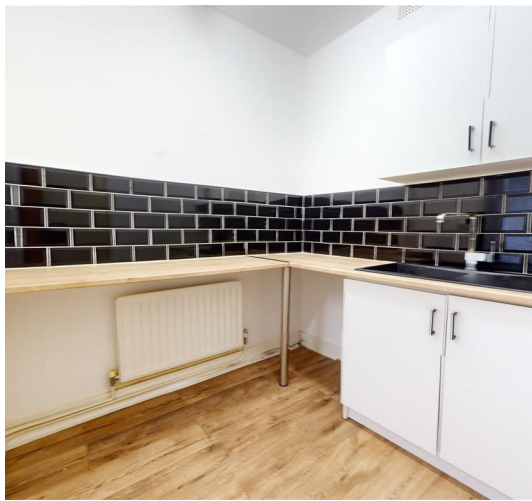
The property has a fully working alarm system for security needs, a kitchen and its own WC facility for convenience.

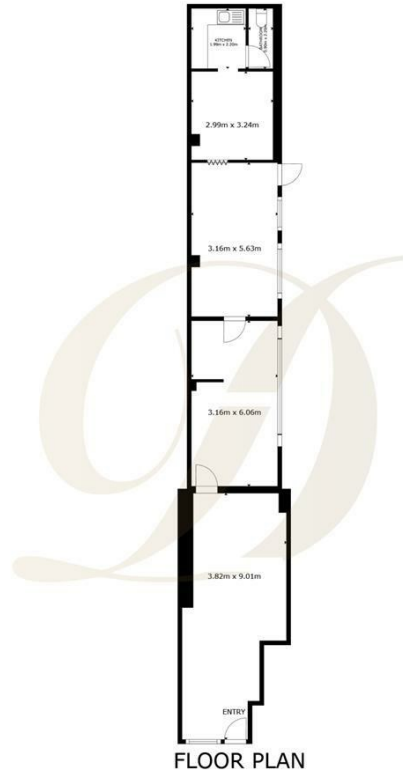
Additionally, there is parking to the rear of the property.

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

EPC: D







FLOOR PLAN

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.



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

*David Patrick Davies*

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