



4 Old Smithy Church Road, St. Helens, WA11 8HD

£800 PCM



Stapleton Derby are delighted to bring to the commercial rental market this wonderful commercial space. Nestled in the heart of Rainford village, this first-floor office space on Church Road presents an excellent opportunity for those seeking a versatile commercial property.

The location boasts ample communal parking bays at the front, ensuring convenience for both clients and staff. With a steady flow of passing trade, this property benefits from high visibility and easy access via local transport links, making it an ideal spot for businesses looking to thrive.

The office space itself is bright and airy, creating an inviting atmosphere that is perfect for a variety of uses. Whether you envision it as an office, a therapy room, or a beautician's salon, the possibilities are endless. The property is available for immediate rental, allowing you to establish your business in this vibrant community without delay.

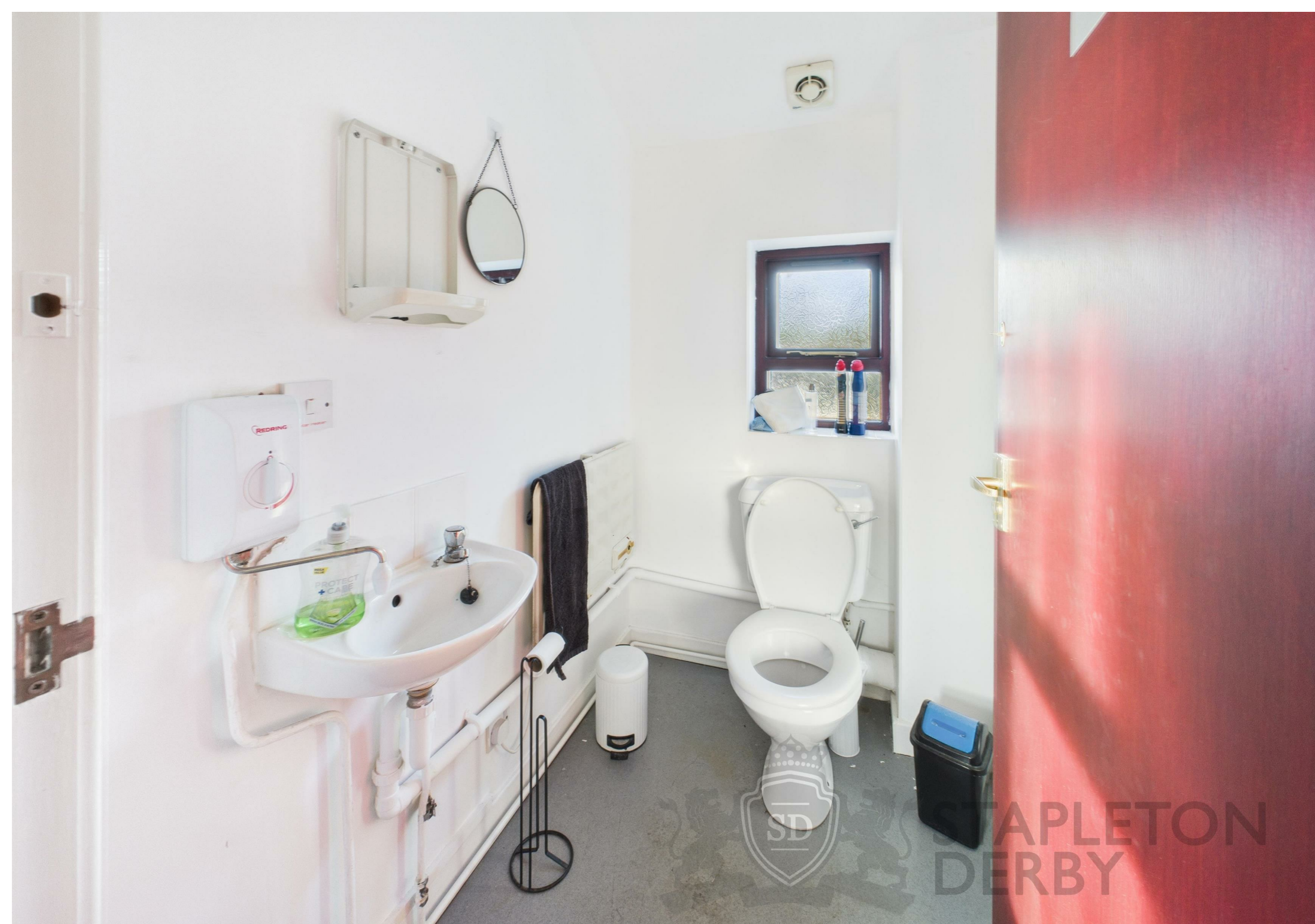
This is a fantastic opportunity to secure a prime commercial space in a bustling village setting. Don't miss your chance to make this property your own and take advantage of all that Rainford has to offer.

3-year term with 2.5-year break clause and 6 months' notice

Rent: £800 + VAT pcm

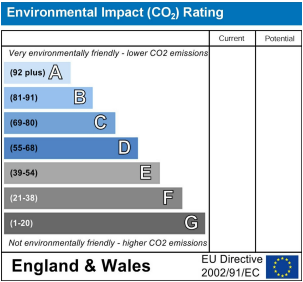
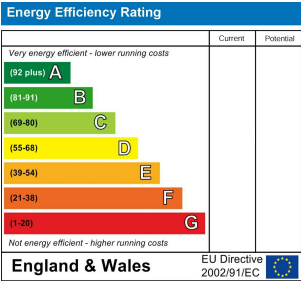
Service Charge: £500 + VAT







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