



STAPLETON

4 Old Smithy Church Road, St. Helens, WA11 8HD  
£800 PCM

 STAPLETON  
DERBY

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.

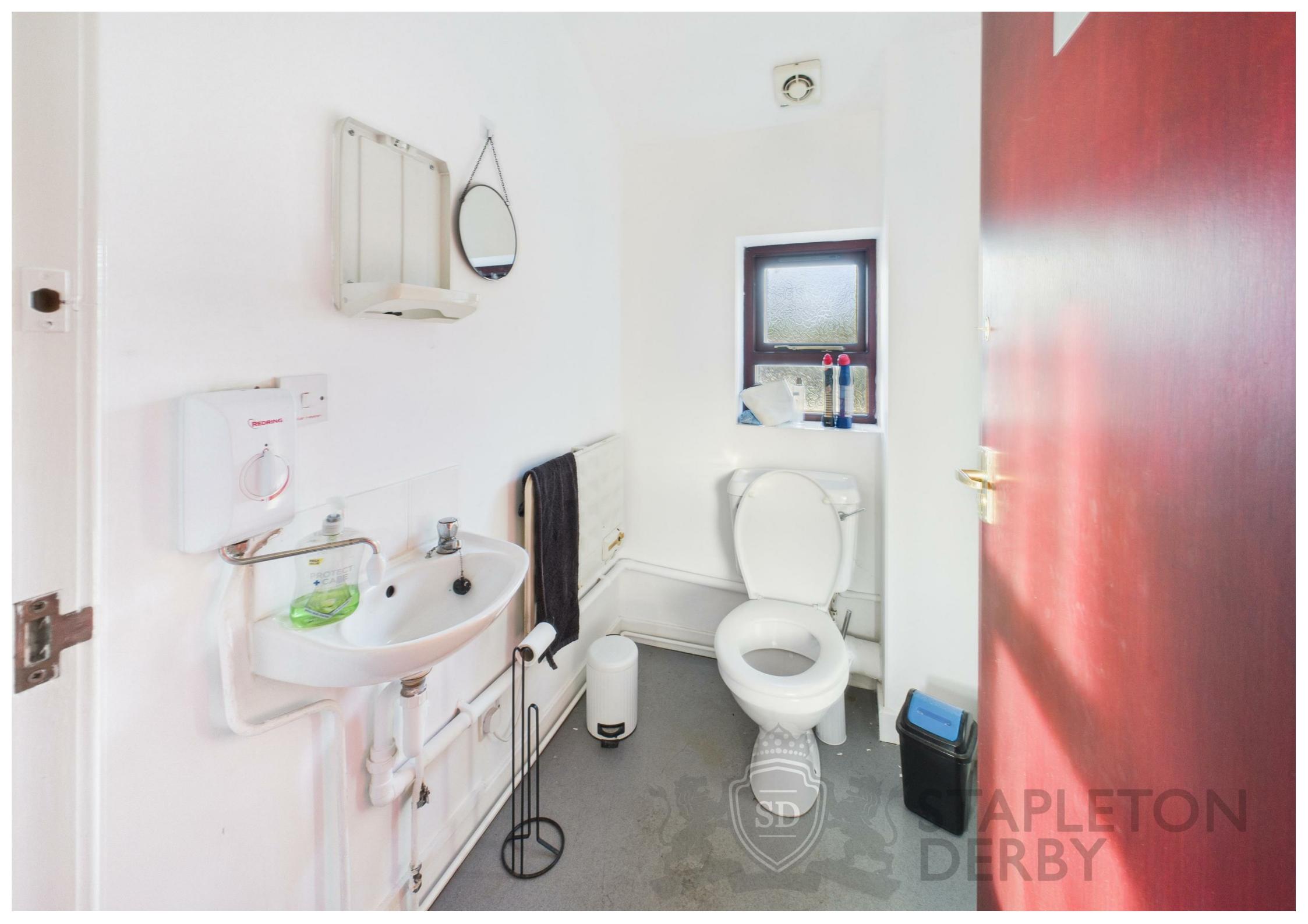
This is a fantastic opportunity to secure a prime commercial space in a bustling village setting. Don't miss your chance to make this property your own and take advantage of all that Rainford has to offer.

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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.