School House, Cross Pit Lane, Rainford WA11 8AH

£299,999

Rutter Green

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School House, 3 Cross Pit Lane, Rainford WA11 8AH

- Commercial Property For Sale
- Two Storey Premises
- Situated In Rainfrod Village
- Currently Split Into Sepreate Offices Spaces
- Character Features Throughout
- Communal Kitchen Area
- W/C Located On Both Floors
- Total Area 1,110 Sqft
- Close To Major Motorway Links & East Lancashire Road
- Viewings Highly Recommended

This is a rare opportunity to acquire a versatile two-storey commercial premises perfectly positioned in the heart of the highly sought-after Rainford Village. Spanning a total of 1,110 square feet, this property seamlessly blends historical charm with modern functionality. The building is currently configured into private office suites, offering a ready-to-go solution for professional services. Ground Floor: Features a welcoming entrance leading to spacious office areas, a communal kitchen area perfect for staff breaks, and convenient W/C facilities. First Floor: Accessible via a central staircase, the upper floor provides additional well-proportioned workspaces and secondary W/C facilities. Situated in a prominent village centre position. A580 East Lancashire Road Moments away, providing a direct link between Liverpool and Manchester. Motorway Links Excellent proximity to the M58 and M6. The property is offered Freehold. The flexible layout offers significant potential for alternative uses (subject to planning), such as a boutique retail space, a health and beauty clinic, or consulting rooms.

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If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

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PRS Property Redress Scheme
ARLA
DPS The Deposit Protection Service