



Rainford Library

Church Road, Rainford WA11 8HA

Former library premises
206.70 SQM (2,225 SQFT)

Offers in excess
of £250,000

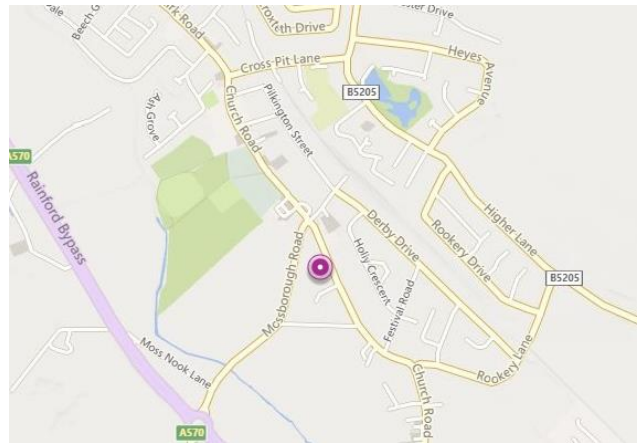
- Former library premises
- Located close to Rainford village centre
- Redevelopment opportunity
- Site area circa 0.23 acres

For Sale

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com



Location

The subject premises is located close to the centre of Rainford village on the B5203 Church Road which connects to the A570 Rainford bypass and provides excellent connectivity to the A580 East Lancashire Road at Junction 3 of the M58 motorway. It is a short drive to the nearby town centre of St Helens, approximately 7km to the south.

The property sits amongst mainly residential dwellings and is a short walk to the centre of the village where all local amenities are provided to include Co-Op convenience store, pharmacy, takeaways, beauty salons and other service providers.

Description

The subject property sits on a regular shaped site that extends to circa 0.23 acres upon which is a single storey structure of traditional brick construction surmounted by mono pitched and flat covered roof. The site fronts Church Street with a walkway to the front elevation and vehicle entrance to the side and lawned areas to the front and rear.

The property is suitable for a variety of uses subject to necessary planning and also offers a redevelopment opportunity subject to the appropriate consents.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
Library	135.80	1,462
Library	44.80	482
Staff Room	5.20	56
Kitchen	5.10	55
Store	3.10	33
Boiler Room	12.70	137
TOTAL	206.70	2,225

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be

	Rateable Value	Estimated Rates
Library & Premises	£11,500	£5,738.50 p.a.

Terms

The premises are available to purchase on a freehold basis.

Price

We are seeking unconditional offers in excess of £250,000.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal Costs

The purchaser will be responsible for the vendors legal fees of 2% and surveyors fees of 2% of the agreed sale price.

EPC

An Energy Performance Certificate will be made available in due course..

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to Contract

Ref: AG0813 March 2025.

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



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Subject to contract

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