

# BEN ROSE



**Liverpool Old Road, Walmer Bridge, Preston**

**£550 PCM**

**\*\*COMMERCIAL RENTAL\*\***

**\*\*\* No more viewings\*\*\***

Ben Rose Estate Agents are pleased to present this ground-floor commercial property to the rental market. This is an excellent opportunity for businesses seeking a functional and adaptable working environment.

The property offers a spacious and versatile open-plan area, suitable for a wide range of business uses including retail, office, studio, or service-based operations. The space enjoys ample natural light from a large front-facing window and provides convenient access to a kitchenette and separate WC.

Ideally located in the picturesque village of Walmer Bridge, the property benefits from excellent transport links, with local bus routes nearby and easy access to the M6 and M65 motorways.

Additional advantages include on-site parking at the front of the property.

Early viewing is highly recommended to avoid disappointment.



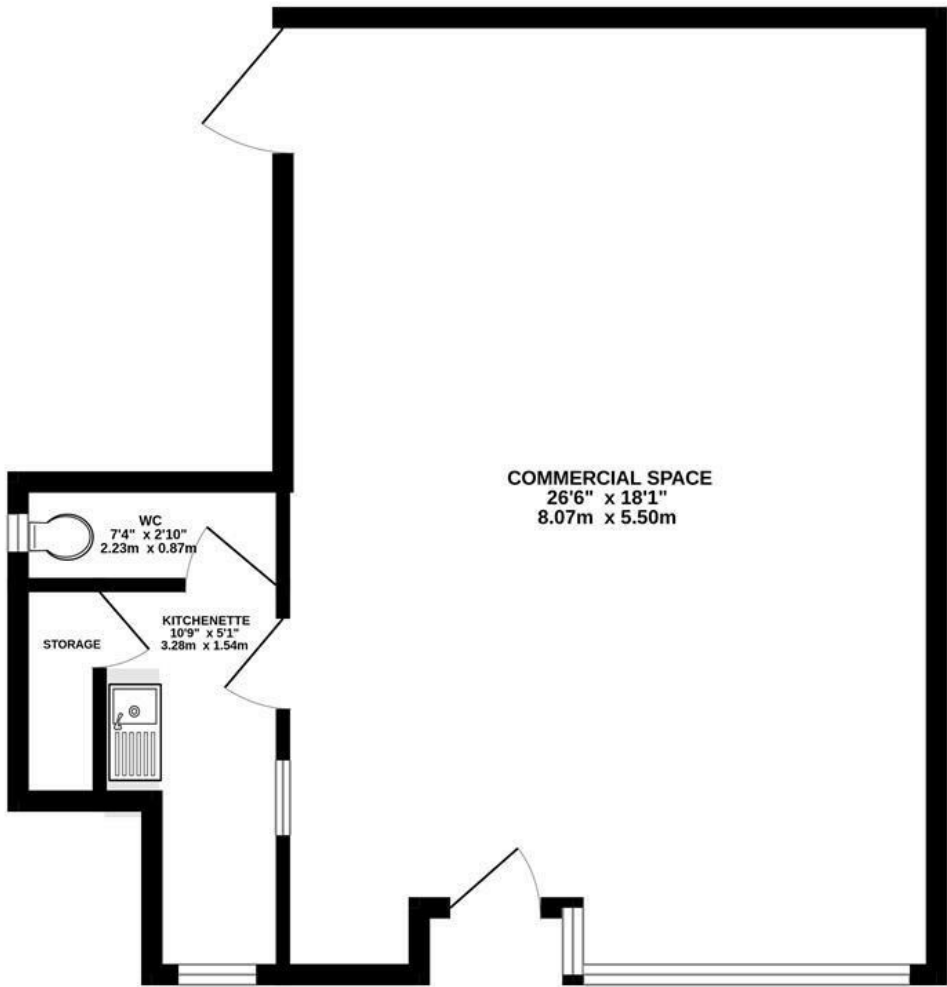








GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

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

