



PROMINENT RETAIL/OFFICE BUILDING WITH CAR PARKING **89.31 SQ M (961 SQ FT)**

TO LET/MAY SELL

37-39 LORD STREET
LEIGH
WN7 1AB

- Double fronted end of terrace retail/office premises
- Private car park at the rear
- Presented to a good standard throughout
- Previously utilised as Estate Agents
- Walking distance of town centre car parking
- May suit a number of uses STPP
- New lease—£9,950 per annum
- May Sell—£90,000



LOCATION

The property occupies a prominent position, fronting Lord Street at its junction with Charles Street, on the edge of Leigh Town Centre. Lord Street is a main vehicular thoroughfare, with a one way traffic flow through the town centre.

The immediate area is a mixed use commercial and residential area and the property is within a short walk of the town centre retail core and the new guided busway.

DESCRIPTION

Comprising an extensive double fronted end of terrace property of traditional brick construction (rendered left and rear elevations) and set beneath a pitched, hipped and slated roof covering.

Internally, the property is arranged over ground, first and basement levels and up until recently was formerly occupied as an Estate Agency (A2 planning use consent). At ground level the accommodation is predominantly open plan. At first floor there are private offices/meeting rooms plus staff welfare facilities.

At the rear of the property there is a private car park for 3-4 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	46.77 sq m	(503 sq ft)
First floor	42.54 sq m	(458 sq ft)
Total	89.31 sq m	(961 sq ft)
*excluding cellar		

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Alternatively the property may be available for sale on a long leasehold basis.

RENTAL

£9,950 per annum exclusive.

SALE PRICE

£90,000

PLANNING

A1 Retail or A2 Financial & Professional Services. May suit other uses STPP.

VAT

VAT is not applicable.

RATES

Rateable Value: £6,500 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

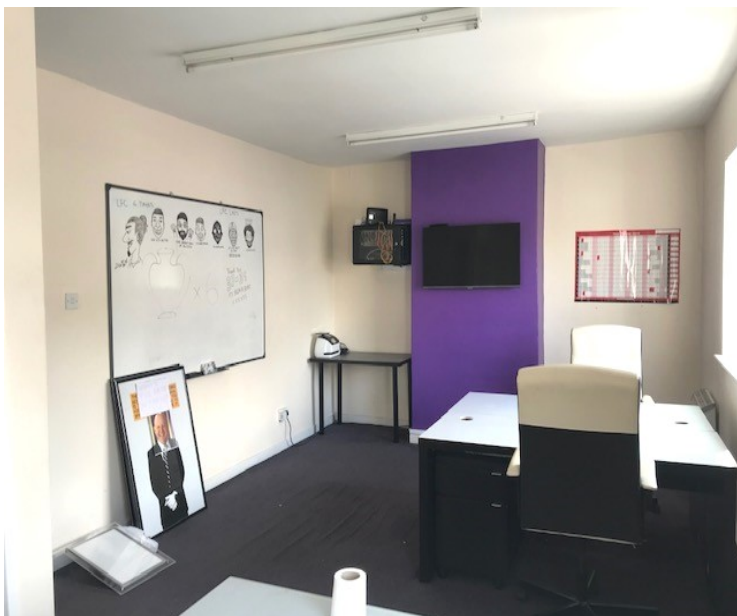
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Website: www.lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



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