

RETAIL

TO LET

TOWN CENTRE RETAIL UNITS

102 SQM. TO 269 SQ.M.
1,100 SQ.FT. TO 2,900 SQ.FT.)

- LOCATED IN THE HEART OF LEIGH TOWN CENTRE
 - PRIME RETAIL PITCH
- POTENTIAL FOR MANY USES (SUBJECT TO CONSENTS)
 - NEW LEASE – COMPETITIVE TERMS



14 – 18 BRADSHAWGATE
LEIGH
WN7 4LX

LOCATION

The market town of Leigh has a district population of approximate 300,000 and is located 5 miles south east of Wigan, 5 miles south west of Bolton and 12 miles to the west of Manchester. The town benefits from good communications, being adjacent to the A580 East Lancashire Road, providing easy access to the M6 Motorway (Junction 23) and the M60 Motorway (Junction 14).

The property is situated on the southern side of Bradshawgate, adjacent to the pedestrianised section of the street. Bradshawgate is Leigh's prime retail thoroughfare, and the premises are close to the junction with Ellesmere Street, which leads to the Spinning Gate Shopping Centre. Nearby occupiers include McDonalds, Tui, Carphone Warehouse, William Hills and Barclays Bank.

DESCRIPTION

The units form part of a three storey, brick built property situated fronting Bradshawgate, with retail accommodation at ground floor level and separate office accommodation on the upper floors.

Internally the unit/s are divided to form a ground floor sales area with additional space at lower ground level, suitable for either retail use or for staff facilities.

ACCOMMODATION

The property has the following net internal floor areas:

	14 Bradshawgate	16/18 Bradshawgate
Ground Floor	1,100 sq.ft.	1,800 sq.ft.
Basement Floor	695 sq.ft.	1,150 sq.ft.
Total	1,795 sq.ft.	2,950 sq.ft.

SERVICES

All mains services. No Gas. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.
verbally informed.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority

RATING

The accommodation is currently assessed for rating purposes as follows:

14 Bradshawgate: Rateable Value £17,750
16/18 Bradshawgate: Rateable Value £32,500

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at the following annual commencing rentals.

14 Bradshawgate: £12,000 per annum
16/18 Bradshawgate: £20,000 per annum

VAT

VAT will not be applicable to the rentals.

LEGAL COSTS

Each party to pay their own costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH THE AGENTS
TREVOR DAWSON & COMPANY, 120 BARK STREET,
BOLTON BL1 2AX. OR CARTER TOWLER 0113 245
1447.