

38 Bradshawgate, Leigh
WN7 4LA

Self-contained town centre premises
148.60 SQM (1,600 SQFT)

to let /
may sell



£15,000 per annum
£Price on application

- Ground floor, pedestrianised street fronting retail lock-up unit with accommodation at 1st & 2nd floors
- Within the defined prime retail & commercial area of Leigh town centre
- Suitable for a variety of uses subject to gaining necessary planning consent

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10 Beecham Court, Wigan. WN3 6PR

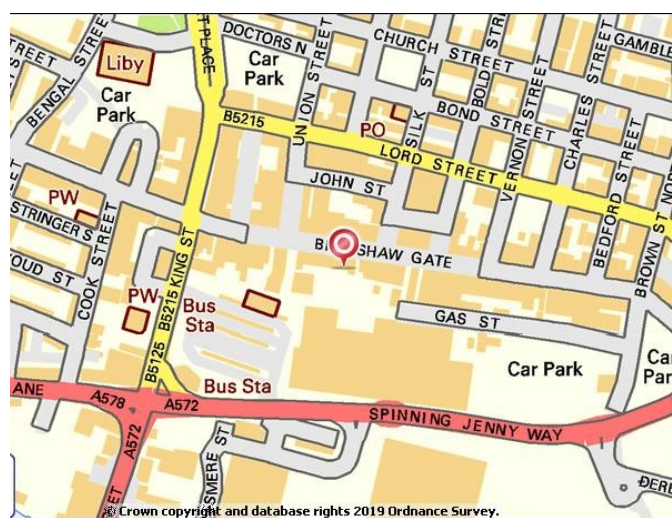
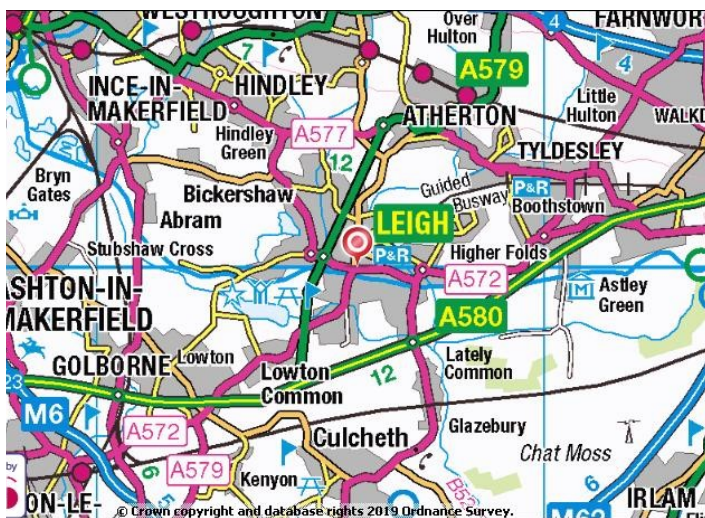
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Location

The subject property are located within the defined prime shopping area of Leigh town centre fronting the pedestrianised area of Bradshawgate and amongst other retail and commercial users.

Description

The subject comprises a mid terraced, 3 storey, premises. The units provides ground floor commercial/retail accommodation benefiting full shop frontage and regular shaped open plan retail accommodation. The upper floors provide further accommodation suitable for a variety of uses such as storage or offices.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Neither service connections or appliances have or will be tested prior to completion.

Terms

The property is available to let at a term to be agreed on a full repairing and insuring lease basis. A deposit will be requested.

Alternatively the property may also be available to purchase on a freehold basis.

Accommodation

The property provides the following accommodation.

	SQM	SQFT
Ground Floor	66.70	718
Second Floor	41.60	448
Third Floor	40.30	434

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£18,750	£9,206.25 p.a.

Price

On application

Rental

£15,000 per annum exclusive

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the lessors solicitors prior to the release of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-74. A copy of the certificate and recommendation report can be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Oct 2019

Ref: AG0479

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Money Laundering

In accordance Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser to provide proof of identification and address and to confirm the source of funding

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.