

7 Union Street, Leigh
WN7 1AT

Retail / Office premises
80.67 SQM (868 SQFT)

to let



£9,000 per annum

- Situated in town centre
- Good levels of passing footfall
- Suitable for a variety of uses, subject to necessary planning
- Within walking distance of Leigh bus station and all other local amenities

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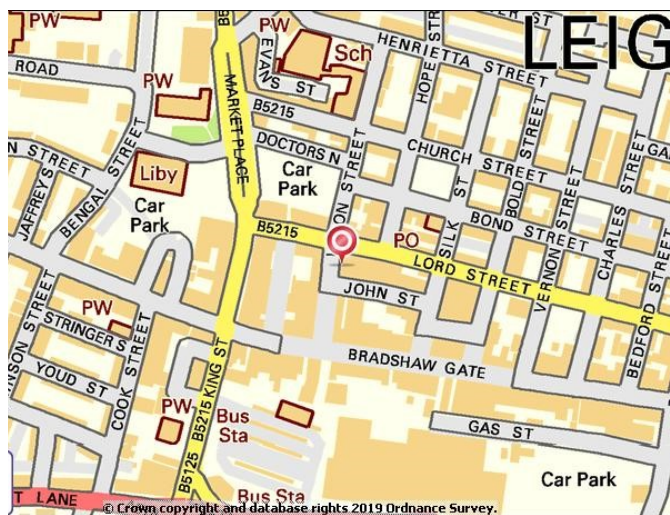
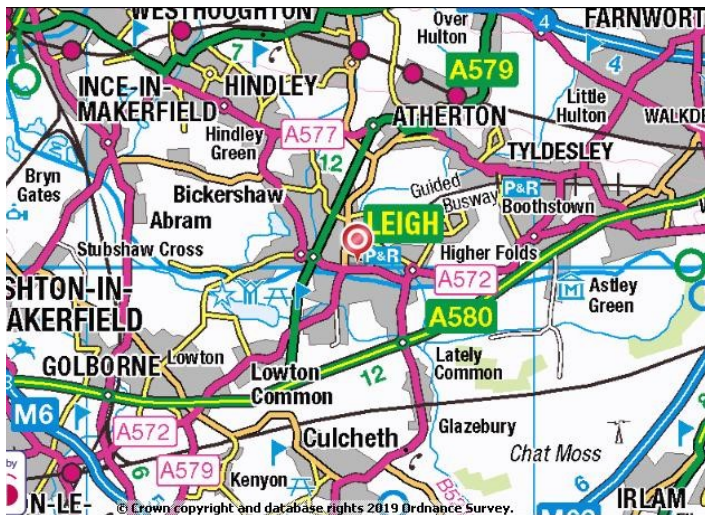
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Location

The subject property is situated in Leigh town centre in a mixed commercial locality and benefits good levels of passing footfall. There are a mixture of local business in the vicinity to include A2 Financial and Professional occupiers. It is a short walking distance to the local bus terminus and all other local amenities.

Description

The subject property benefits pavement frontage to Union Street, a short walking distance from Bradshawgate in the centre of Leigh. The property benefits from double glazing on the ground floor, kitchen and WC facilities, suspended ceiling and lighting and electric roller shutters.

The large glazed frontage offers good natural lighting into the unit and presentation area and would be suitable for a variety of uses subject to the necessary planning consents

Services

We understand all main services are connected to the property to include mains water, drainage and electric.

Accommodation

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

	SQM	SQ FT
Ground Floor	41.57	447
First Floor	39.10	421

Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Shop & Premises	£7,000	£3,437 p.a.

Tenure

The premises are available to let on a full repairing and insuring lease basis for a term of years to be negotiated. A deposit will be requested.

Rental

£9,000 per annum exclusive

VAT

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

Legal costs

Each party to be responsible for own legal costs incurred in this transaction.

EPC

The property has an Energy Performance Certificate with a rating of D-78. A copy of the certificate can be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2020

Ref: AG0509

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