



LEIGH





Welcome to the Spinning Gate Shopping Centre

Spinning Gate Shopping Centre is the centre for shopping in Leigh, conveniently located close to the bus station and surrounded by a choice of car parks.

The centre is made up of some 106,000 sq ft of space, all under cover, comprising 38 retail units 6 kiosks and 2 mall cafes. The surface car park adjacent provides parking of 350 cars (main town car park), whilst the other entrance to the scheme opens on to the main town bus centre.

The Centre is located between the traditional high street of Bradshawgate, the bus station and the Loom Retail Park which houses Tesco Extra, Cineworld, Frankie & Bennys, and Nandos. A new pedestrian crossing has just been completed to connect the Spinning Gate Shopping Centre with the Loom Retail Park.

Leigh is a strong retailing town with a population of 45,000 people and a borough population in excess of 300,000. The town has access to the motorway network via Junction 5 of the M61, Junction 22 of the M6 and the A580 East Lancs Road, all of which are within a two mile distance of the town centre.

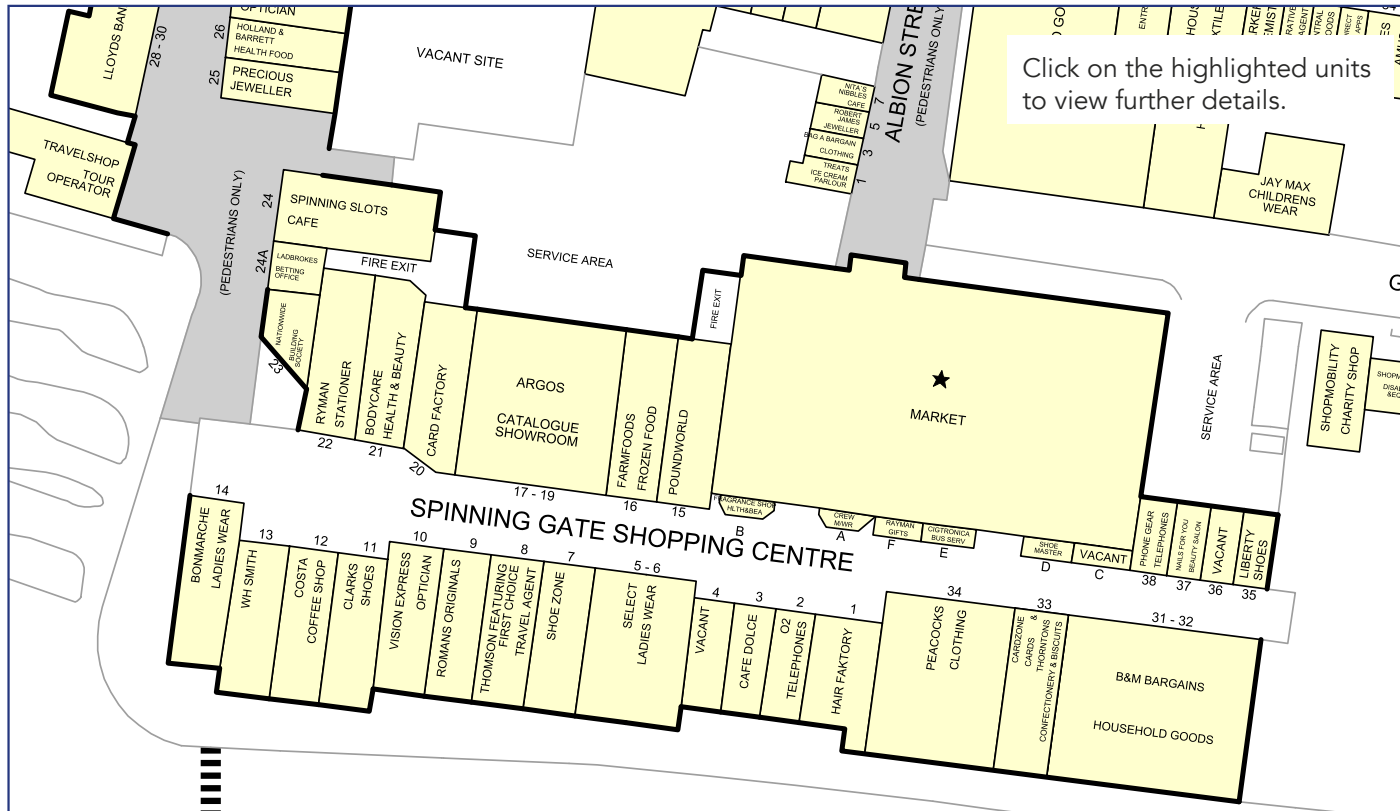
www.spinninggate.co.uk







Availability



Unit No.	Ground Floor Sales Area		Rental (p.a)	Service Charge	Rates Payable 16/17
4	1,010 sq ft	(93.83 sq m)	£26,500	£10,664.00	£16,401.00
15	1,873 sq ft	(174.0 sq m)	£45,000	£15,581.68	£23,359.00
36	350 sq ft	(32.52 sq m)	£16,000	£3,292.00	£7,952.00
Kiosk C	280 sq ft	(26.01 sq m)	£15,000	£1,766.00	£7,206.50

VAT: Rents and some charges are exclusive of and will be liable to VAT.





Unit 4

PRIME RETAIL UNIT OPPOSITE ENTRANCE TO MARKET

Description / Accommodation

The property is arranged on ground and first floor with the following approximate areas:-

Ground Floor Sales	1,010 Sq Ft	93.83 Sq M
First Floor Anxillary	793 Sq Ft	73.67 Sq M

Lease / Terms

The property is available by way of a new full repairing and insuring lease at a rental of £26,500 per annum

Assessments

Verbal enquiries to Wigan Metropolitan Borough Council confirm the property has been assessed as follows:-

Rateable Value	£33,000
Rates Payable (16/17)	£16,401

Interested parties are advised to make their own enquiries on 01942 244991

Energy Performance Certificate

An Energy Performance certificate is available upon request from the agents.





Unit 15

PRIME RETAIL UNIT OPPOSITE SELECT

Description / Accommodation

The property is arranged on ground and first floor with the following approximate areas:-

Ground Floor Sales	1,873 Sq Ft	174.0 Sq M
First Floor Anxillary	680 Sq Ft	63.2 Sq M

Lease / Terms

The property is available by way of a new full repairing and insuring lease at a rental of £45,000 pa

Assessments

Verbal enquiries to Wigan Metropolitan Borough Council confirm the property has been assessed as follows:-

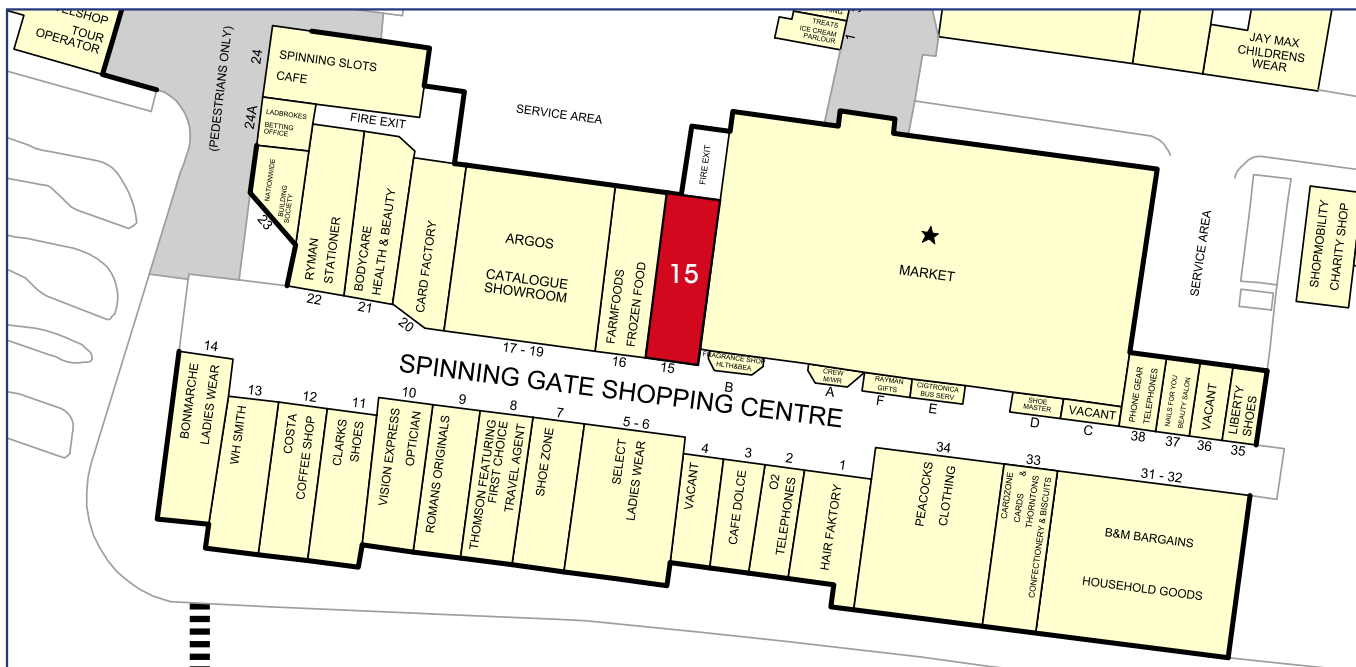
Rateable Value	£47,000
Rates Payable (16/17)	£23,359

Interested parties are advised to make their own enquiries on 01942 244991

Energy Performance Certificate

An Energy Performance certificate is available upon request from the agents.

Subject to vacant possession





Unit 36

SMALL RETAIL UNIT

Description / Accommodation

The property is arranged on ground and first floor with the following approximate areas:-

Ground Floor:	350 sq ft	32.52 sq m
First Floor:	370 sq ft	34.37 sq m

Lease / Terms

The property is available by way of a new full repairing and insuring lease at a rental of £16,000 per annum exclusive.

Assessments

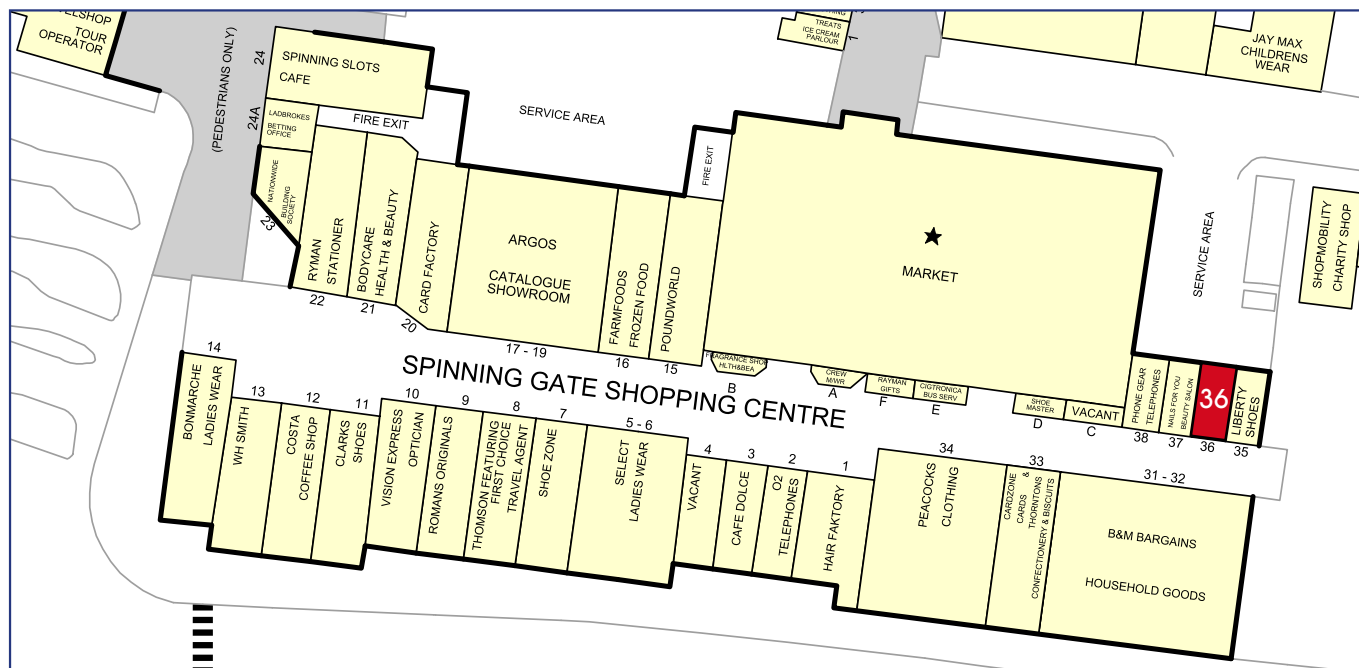
Verbal enquiries to Wigan Metropolitan Borough Council confirm the property has been assessed as follows:-

Rateable Value	£15,662
Rates Payable (16/17)	£7,784

Interested parties are advised to make their own enquiries on 01942 244991.

Energy Performance Certificate

The Energy Performance Asset Rating is Band D, 78. A full copy of the EPC is available for inspection if required.





Kiosk C

PRIME KIOSK OPPOSITE B&M

Description / Accommodation

The property is arranged on ground floor with the following approximate areas:-

Internal Width	25' 7"	7.79 m
Shop Depth	11' 0"	3.35 m
Ground Floor Sales	280 sq ft	26.01 sq m

Lease / Terms

The property is available by way of a new full repairing and insuring lease at a rental of £15,000 per annum exclusive.

Assessments

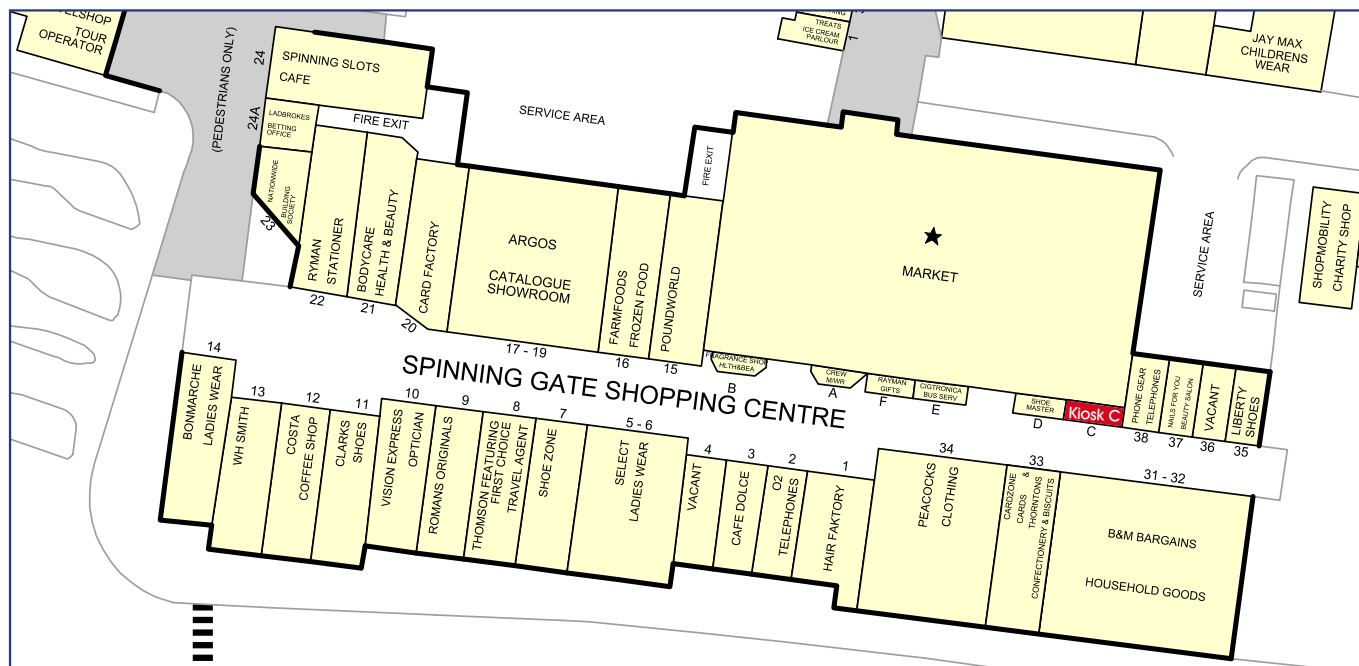
Verbal enquiries to Wigan Metropolitan Borough Council confirm the property has been assessed as follows:-

Rateable Value	£14,500
Rates Payable (16/17)	£7,206.50

Interested parties are advised to make their own enquiries on 01942 244991.

Energy Performance Certificate

The Energy Performance Asset Rating is Band C, 59. A full copy of the EPC is available for inspection if required.





Gallery



Leigh Bus Station



Bradshawgate



Leigh Centurions



Turnpike Centre



Leigh Market



Pennington Flash

Leigh

Leigh is situated in the south of Lancashire, in the borough of Wigan, and is well known throughout the Northwest region for its rich industrial past.

Leigh is easily accessible for all parts of the region including via canal boat, being situated on the junction of the Leeds to Liverpool and Bridgewater canals.

A traditional Lancashire market town, Leigh town centre has seen a number of regeneration initiatives in recent years including pedestrianisation, quality bus routes, a new outside market and a town centre management initiative.

The town centre has a large and popular market plus a wide variety of multiple and independent retailers. The Spinning Gate Shopping Centre, recently extended and renovated, has nearly 40 retail units on one level and offers a family friendly atmosphere.

The bus station, market and a Shopmobility scheme are all located centrally in the town close to shops and car parks.

As well as a large variety of shops, Leigh town centre also has a public library, the largest in the Borough, and an art gallery, both housed in the Turnpike Centre on the Civic Square. This is also the home of the local history department with details on the local area and town centre trail.

Sport plays an important part in the life and history of Leigh. It has a successful Rugby League Football Club 'Leigh Centurions' and rugby union is also well represented in the area, along with football, cricket and athletics. The £83 million Leigh Sports Village is the biggest investment in public sports, recreational and educational facilities in the Borough for many years and will transform Leigh into one of the finest hubs of activity in the North West.



How to Find Us

CAR PARKING

Spinning Gate car park has 328 spaces and 22 dedicated disabled spaces. Situated next to the Spinning Gate Shopping Centre in the Town Centre this surface pay and display car park is the largest in Leigh. There is also 2 hours free parking at Tesco opposite the centre.

PUBLIC TRANSPORT

Transport for Greater Manchester (TfGM) provides details of bus services in and out of Leigh. You should also contact them for information about concessionary fares, bus passes and timetables.

www.tfgm.com





Contact Information

Viewing

Strictly by appointment through the sole agents Legat Owen.

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