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FOR SALE - FORMER GROUND FLOOR LIBRARY BUILDING



Former Library, Railway Road, Leigh, WN7 4DZ

## FEATURES

- Character former library building.
- Redevelopment opportunity (subject to planning).
- Central location close to Town Centre amenities.
- Prominent position on Railway Rd / Ullswater Rd.

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## LOCATION

The subject building lies on the south side of Railway Road, in Leigh Town Centre, East of the A579 Atherleigh Way providing easy access to the A580 East Lancashire Road and in turn the national motorway network.

Leigh is 8 miles southeast of Wigan and just 10 miles west of Manchester. Liverpool is 18 miles away to the east.

## DESCRIPTION

The property is a former Library for the adjoining former College Building with large open plan accommodation at Ground Floor level, and some cellular offices/rooms on the Lower Ground Floor.

Internally, the front section of the building comprises a sizeable entrance foyer and WC facilities. The ground floor has timber floors, whilst the lower ground floor has solid concrete floors.

The property comprises a Victorian brick building with a pitched slate roof. To the rear of the property is a separate fire access.

The property was previously utilised as a library which is a use that dates back to the building's construction in the late 1800s.

The Gross Internal Area totals 4,628 sq ft (430 sq m).

At the rear of the property is a former College Gymnasium measuring approximately 4,800 sq ft. The Vendor would give consideration to the sale of the Gym in addition should a larger development opportunity be of interest. Further information available upon request.

## MEASUREMENTS

The building has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Whole Building: 4,628 sqft

## PRICE

The property is available to purchase On Application.

## TERMS

The building is available to purchase. Price on application.

The building has a current use classification of D1 (Non-Residential Institutions) which includes Day Nurseries, Libraries, Non-Residential Education & Training Centres, amongst other permitted uses. The building is suitable for other uses, but will be subject to planning.

## EPC



IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.