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FOR SALE - FORMER GROUND FLOOR LIBRARY BUILDING



Former Library, Railway Road, Leigh, WN7 4DZ

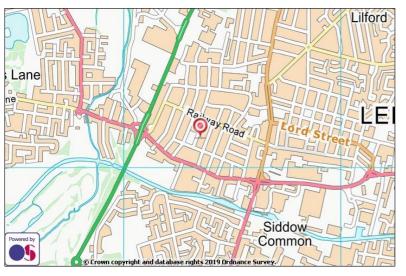
FEATURES

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

CONTACT

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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



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