

23 Market Street, Leigh
WN7 1DR

for sale

Retail premises
98.14 SQM (1,057 SQFT)



£120,000

- Situated in the centre of Leigh town centre
- Loading/parking to the rear
- Provides open plan retail accommodation

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

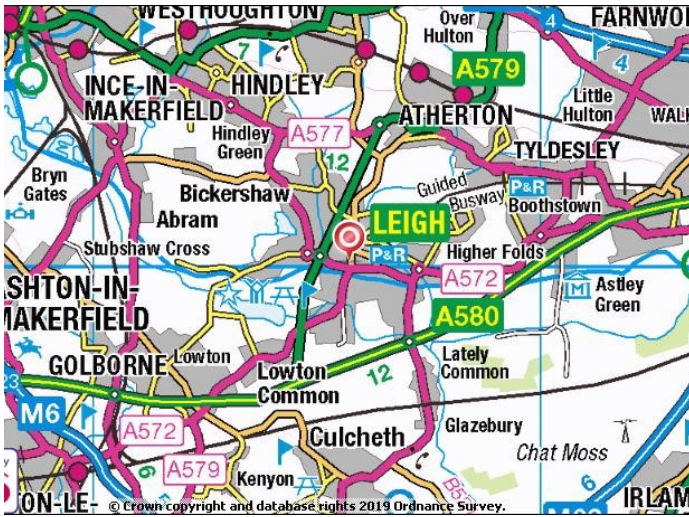


RICS

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Location

The subject premises are located on Market Street close to the Spinning Gate Shopping Centre in the centre of Leigh town centre. Other occupiers in the vicinity include Pizza Hut Delivery, Scootermart, Cash Generator and William Hill.

Description

The unit comprises a two storey premises on a pavement fronted terrace. The unit benefits concrete flooring, electric roller shutter doors, first floor storage area and parking/loading bay to the rear.

Accommodation

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

	SQM	SQ FT
Ground Floor	62.20	670
First Floor Storage	35.94	387

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested

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	£10,250	£5,032.75 p.a.

Terms

The premises are available to purchase on a long leasehold basis

Price

£120,000 per annum exclusive

VAT

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

Legal costs

Each party to be responsible for 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 issue of any legal documentation

EPC

The property has an Energy Performance Certificate, and has a rating of D-98. The Certificate and Recommendation Report can be made available on request.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

Oct 2020 Ref: AG0470



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