



67 Bradshawgate & 1a Bold Street

Leigh WN7 4NB

Ground & 1st floor premises
384.77 SQM (4,141 SQFT)

£Price on application

- Situated on main retailing pitch of Bradshawgate in heart of Leigh town centre
- Located opposite Home Bargains, close to Poundland and facing Leigh market hall
- Self-contained ground floor retail unit & self-contained 1st floor accommodation accessed from Bold Street
- Ideal for redevelopment/repurposing or occupier development

For Sale

10 Beecham Court,
Wigan, WN3 6PR

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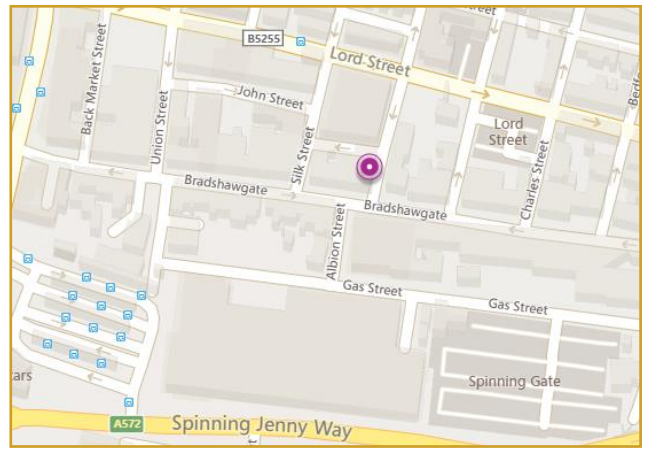
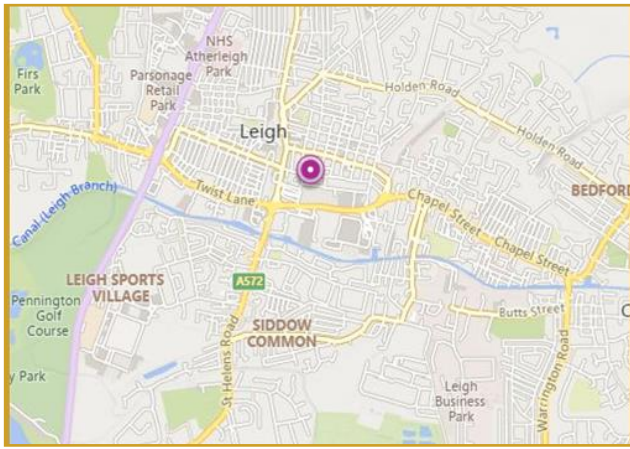
t: 01942 741800

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject property is located within the defined shopping area of Leigh town centre fronting the pedestrianised areas of Bradshawgate close to the town centre bus station. The property benefits good footfall being directly opposite the Home Bargains store and facing towards Leigh market hall and within walking distance of the Poundland store (ex Wilkos). Occupiers close by include independent retail and service providers. The 1st floor accommodation is accessed via Bold Street.

Description

The subject is a corner positioned building with accommodation over ground, 1st & basement floors having defined frontage to Bradshawgate and return to Bold Street. The ground floor is self-contained and provides for open plan retail accommodation with rear stores, welfare facilities and staff office. At 1st floor is open plan office space benefiting kitchen, WCs and natural lighting to front and side elevations.

Services

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

Accommodation

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

	SQM	SQFT
GF Retail	158.58	1,707
GF Ancillary	21.40	230
Basement	38.79	417
FF Office	166.00	1,787
FF Staff WC	-	-
FF Kitchen	-	-

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
67 Bradshaw gate	£22,000	£10,978 p.a.
1a Bold Street	£13,500	£6,736.50 p.a.

Terms

The property is available to purchase on a freehold basis.

Price

On application

Planning

We understand historically the premises has been utilised for retail to the ground floor and office use to the 1st floor however it is advised that interested parties make their own enquiries to ensure that the premises are suitable for their proposed occupation.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged 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 Vendors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of B-47.

Enquiries & Viewings

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

Subject to Contract

Nov 2024 Ref: AG0790.2

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.