



67 Bradshawgate

Leigh WN7 4NB

Ground Floor Commercial Premises
116.03 SQM (1,249 SQFT)

£25,000 per annum

- Situated on the main retailing pitch of Bradshawgate in the heart of Leigh town centre
- Located opposite Home Bargains store, facing Leigh market hall
- Ground floor retail space along with basement, office & kitchen
- Suitable for a variety of uses subject to necessary consents

To Let

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

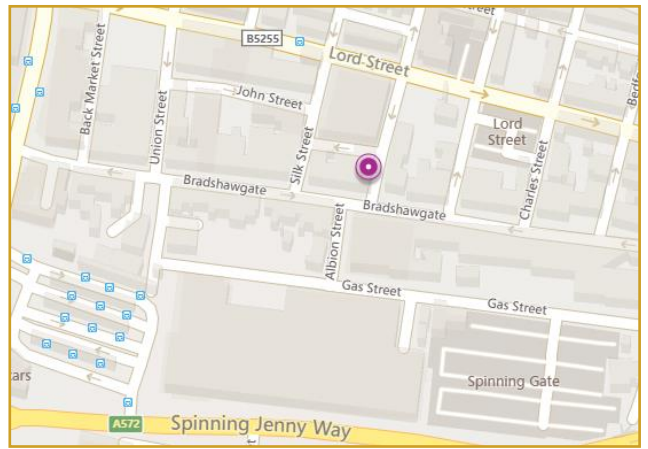
e: info@parkinsonre.com

www: parkinsonre.com

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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.

Description

The subject comprises a ground floor retail unit along with basement, kitchen and WC facilities. To the rear is an enclosed gated yard.

The accommodation is predominately clear span with sub-partitioning walls at the rear of the retail space which provides room for fitting rooms, managers office and stores.

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
Upper GF Office	5.66	61
Upper GF Kitchen	10.80	116
Upper GF Store	4.94	53
Plant Room	8.54	92
Storeroom 1	13.78	148
Storeroom 2	16.47	177

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
Shop & Premises	£22,000	£10,978 p.a.

Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested.

Rental

£25,000 per annum exclusive

Planning

We understand the premises benefit retail planning consent 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 Lessors 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

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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.