



12 Lord Street

Leigh WN7 1AB

Commercial Premises
742.79 SQM (7,995 SQFT)

£40,000 per annum

- Situated in town centre, a minutes walk from Bradshawgate and all associated shops and amenities
- Prime town centre retail position
- Dual shop frontage secured with roller shutters
- Predominately open plan accommodation

To Let

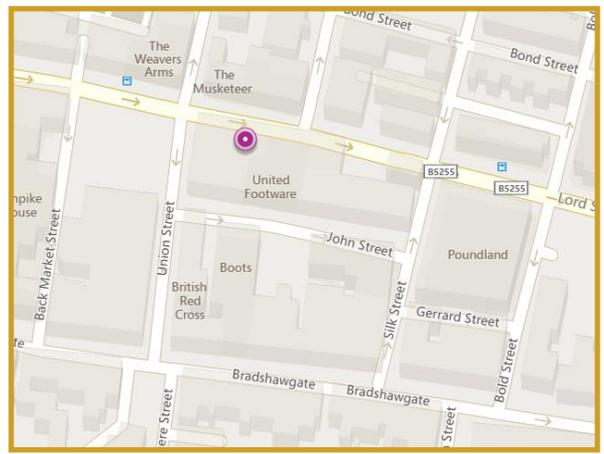
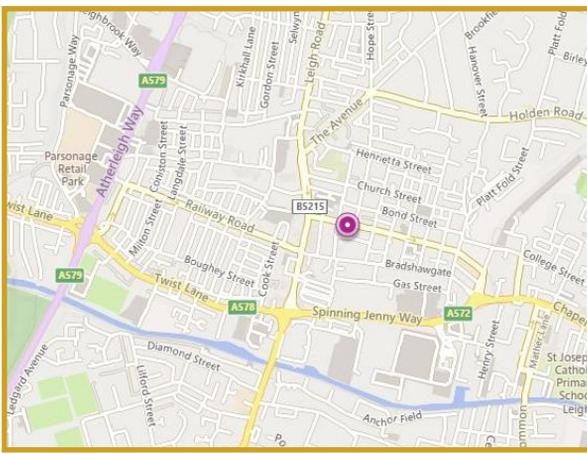
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e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The property is prominently located on Lord Street in Leigh town centre, benefiting from good levels of pedestrian footfall. The surrounding area comprises a well-established mix of local occupiers, including retail and professional services. Whilst no dedicated parking is demised with the property, there is provision for limited on-street parking nearby, together with several pay and display car parks within easy walking distance. The main bus terminus, located off Bradshawgate, is also situated a short walk from the property, providing convenient public transport links.

Description

The property provides for a retail showroom premises in a secondary location within the town centre. The accommodation is predominantly open plan with partitioning creating offices, staff welfare and storage areas. The property benefits dual aspects primarily fronting Lord Street but with a second aspect fronting John Street.

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 provides a total of 742.79 sqm (7,995 sqft)

	SQM	SQFT
Retail Area	618.2	6,654
Office	8.81	94
Storage Room	90.58	975
Kitchen	15.51	167
Basement	9.69	104

Rateable Value

The property has the following entries in the 2026 Rating Assessments List. Interested parties should clarify these with the local authority

	Rateable Value	Estimated Rates Payable
Shop & Premises	£44,250	£19,558.50 p.a.

Terms

The property is available for rental on terms to be negotiated. A deposit will be requested.

Rental

£40,000 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlords that VAT is not applicable on this transaction. 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 a valid Energy Performance Certificate until December 2035 with a rating of C-53.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to Contract

Ref: AG0877 Feb 2026.

10 Becham Court,
Wigan, WN3 6PR

t: 01942 741800



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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.