

To Let



116 Bradshawgate

Leigh, WN7 4NP

Town centre retail premises

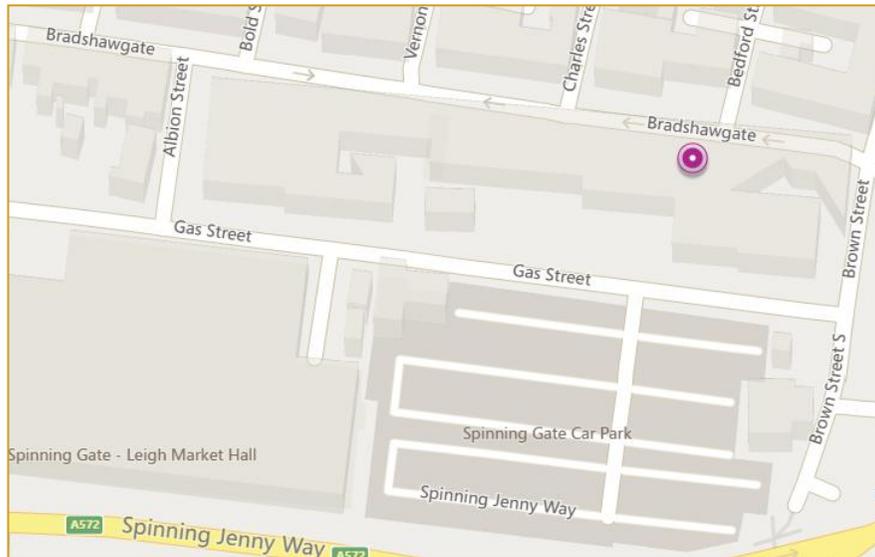
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Key Highlights

- **Prime town centre retail position**
- **Popular location providing high levels of footfall**
- **Fully glazed shop frontage secured with roller shutters**
- **Useful stores, loading area and rear access**



Location

The subject property is prominently positioned on Bradshawgate the principal retail street within Leigh town centre, offering a highly visible and well-established commercial location that benefits from good levels of pedestrian footfall. Leigh is a major town within the Metropolitan Borough of Wigan, with a population of approximately 46,000, situated around 6 miles south-east of Wigan and 12 miles west of Manchester. The town enjoys excellent transport connectivity, with close proximity to key arterial routes including the A571 and the A580 East Lancashire Road, together with convenient access to the M61, M62 and M6 motorways.

The immediate vicinity is predominantly retail in character, with nearby occupiers including Wigan & Leigh Hospice, Home Bargains, Papa John's and a variety of other established independent retailers, contributing to the area's strong commercial appeal.



Description

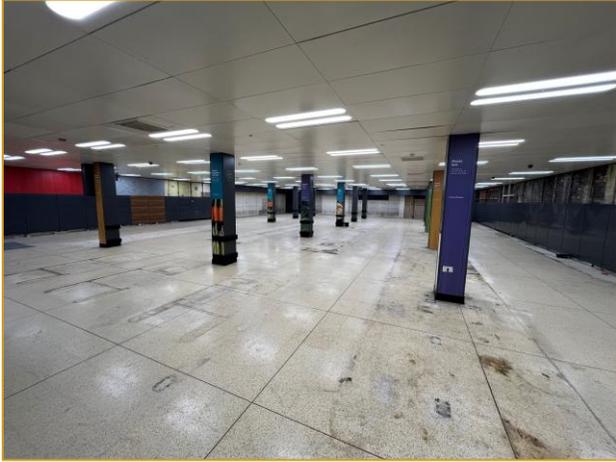
The property comprises a self-contained large retail unit benefiting from prominent pavement frontage and a full-height glazed shopfront, recessed entrance providing access to an open-plan retail area. The frontage is secured by an externally mounted, electrically operated roller shutter.

Internally, the accommodation is presented to a clean shell and suitable for immediate occupation, requiring only minimal fit-out to meet an incoming occupier's requirements.

To the rear of the main retail area is ancillary accommodation comprising WC facilities, office and a kitchen area. Beyond this is a separate loading and storage area, which benefits from rear access from Gas Street.

In addition, the property includes a basement level housing the boiler room and plant room.

Additional Plans / Photos





Accommodation

	SQM	SQFT
Main Retail	480.55	5172
Ancillary	178.40	1,920
Loading & Stores	214.02	2,303
Basement	33.02	355
TOTAL	905.99	9,752



Rental

On application.



Terms

Terms for a new lease to be negotiated.



Planning

The property is understood to benefit an open retail planning consent given its previous use as a frozen food retail store. Interested parties should make their own enquiries with Wigan Council Planning Department to ensure the property has the correct planning for their proposed use.



Services

It is understood that mains water, drainage and electricity are available to the property. Please note service connections have not been confirmed nor any appliances tested.

Service Charge

A service charge will apply and will be payable by any ingoing occupier. Further details available upon request.



Rating

	Rateable Value	Estimated Rates Payable
Shop & Premises	£73,000	£40,515 p.a.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however, a solicitors undertaking or abortive cost deposit will be required prior to release of any documentation.



EPC

The property has an Energy Performance Certificate with a rating of B-34 valid until March 2036



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT. The VAT status of the property is to be confirmed and any agreed price may be subject to VAT at the prevailing rate.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0874

March 2026

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

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