



## 87 Chapel Street

Leigh WN7 2DA

Commercial Premises  
71.07 SQM (765 SQFT)

Price: **£95,000**

- Occupying a highly visible position along Chapel Street with strong roadside presence
- Situated within close proximity of Leigh town centre
- Suitable for a range of commercial uses subject to obtaining necessary consents  
hair salon

# For Sale

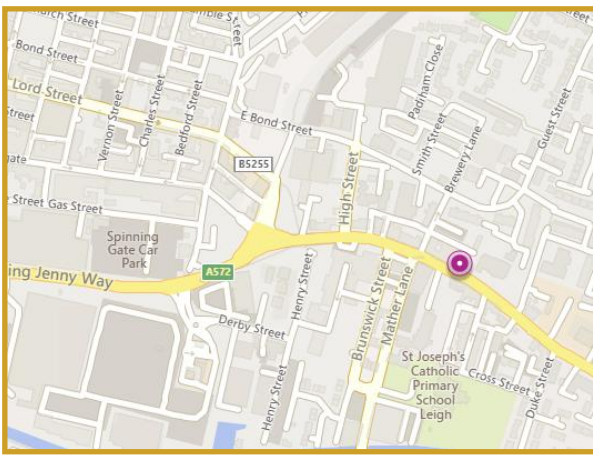
**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)

## Additional Plans / Photos





### Location

The subject premises occupies a prominent position on Chapel Street, 0.5 mile east of Leigh town centre. Chapel Street is a main arterial route leading from the A580 East Lancashire Road to Leigh town centre. The A580 provides direct access to Manchester and the M6 motorway. Beyond the subject, to the west, Chapel Street extends onto Spinning Jenny Way a more established commercial and retail location of the town centre being home to Spinning Gate Shopping Centre, Lidl and Tesco supermarkets.

### Description

The property comprises a two storey building with pavement frontage onto Chapel Street and was most recently occupied as café/bistro. The ground floor benefits from a fully glazed retail frontage with pedestrian access doors providing direct entry into the main retail area which leads through to a kitchen located at the rear. The first floor provides additional seating accommodation together with WC facilities.

Whilst the building does not benefit any external yard space there is a right of access to the rear of the building from Robinson Street.

### Accommodation

The accommodation totals 872 sqft over 2 floors.

### 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 prior to completion

### Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & premises	£5,000	£1,910 p.a.*

\*The rateable value is presently underneath the small business rates threshold and therefore qualifying business will benefit from small business rates relief and zero rates payable in many instances

### Tenure

We understand the property is held freehold under title number GM513673.

### Price

£95,000

### VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate.

### 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 a valid Energy Performance Certificate with a rating of D-79 until March 2030.

### Enquiries & Viewings

Strictly by appointment with the agents  
 Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
 Tel: 01942 741800

### Subject to Contract

Ref: AG0893      May 2026

10 Beecham Court,  
 Wigan, WN3 6PR

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#### Subject to contract

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