

TO LET

TOWN CENTRE RETAIL UNIT

FROM 44.74 SQ M (482 SQ FT) TO 130.10 SQ M (1,400 SQ FT)

EXCLUDING CELLAR & SECOND FLOOR

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



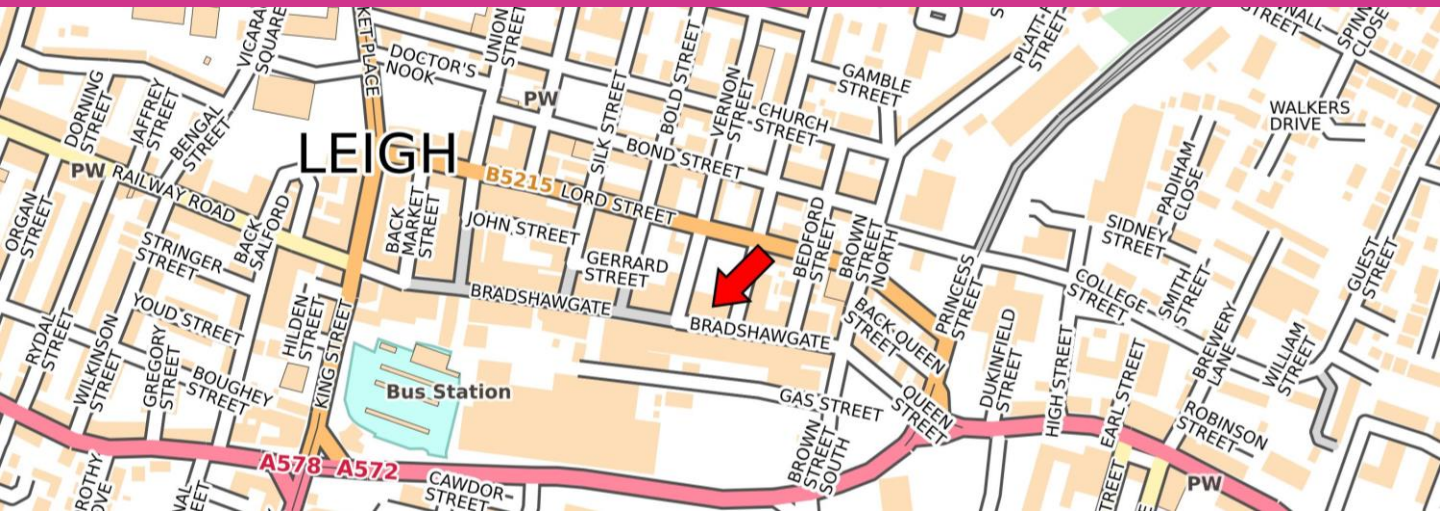
**99 BRADSHAWGATE
LEIGH
WN7 4ND**

From

£7,800

Per annum

- 3 storey mid-terraced property
- Previously occupied as a Beauty Salon – would suit other retail uses (or take-away) subject to planning permission
- May suit conversion of the first floor and second floor to residential use subject to planning permission
- Extensive premises arranged over ground, first floor, second floor and cellar
- High Street location
- Close to many local amenities
- From £7,800 per annum exclusive



LOCATION

The subject property is located fronting direct onto Bradshawgate within Leigh town centre, close to its junction with Charles Street and Bold Street.

The immediate vicinity is dominated by retail occupiers including Iceland Foodstore, Wigan & Leigh Hospice, Home Bargains, Papa Johns and many other independent retail operators.

DESCRIPTION

The premises comprise a substantial 3 storey, mid terraced high street retail property, presently vacant, with accommodation arranged over ground floor (retail/sales), first floor (office/sales/ancillary/amenity), second floor (storage).

Internally at ground floor level, there are a mixture of plaster painted and papered walls. The property benefits from LED lighting. The ground floor accommodation is open-plan with tiled flooring throughout.

The remaining accommodation has a mixture of laminate and carpeted floor coverings. The walls are plaster painted and papered throughout.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Ground Floor	44.74 sq m	482 sq ft
First Floor	85.36 sq m	919 sq ft
TOTAL	130.10 sq m	1,401 sq ft

*Excluding Second Floor and Cellar

VAT

VAT may be applicable and if so will be charged at the prevailing rate.

LEASE TERMS

Available on a new Full Repairing and Insuring Lease from £7,800 - £15,000 per annum exclusive.

The property can be let as a whole or ground floor only.

RATES

Rateable value of:

99a:	£1,050 (1 April 2023 to present)
99b:	£1,500 (1 April 2023 to present)
99c:	£1,100 (1 April 2023 to present)
99:	£5,000 (1 April 2023 to present)

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

The Landlord has made enquiries to have the property reassessed for Business Rates as a whole. However, interested parties are advised to make their own enquiries with the Local Authority.

SERVICES

The mains services connected to the property to include water, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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