

# TO LET

OFFICES

390.40 SQ M (4,200 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**ELIZABETH HOUSE**  
**BOND STREET**  
**LEIGH**  
**WN7 1BT**

**£23,000**  
Per annum

- Two-storey self-contained office
- Located close to Leigh Town Centre
- On-site parking
- Low rent £5.50 per sq ft
- Rental £23,000 per annum



### LOCATION

The property is situated in Leigh Town Centre within walking distance of the vast local amenities and the two main shopping areas of the town, Bradshawgate and the Spinning Gate shopping centre.

The immediate surroundings are predominantly residential with some commercial operators.

The A580 can be accessed within 2 miles to the south, at a central location between Liverpool in the west and Manchester in the east. The M6 Junction 23 is 7 miles from Elizabeth House and is accessed from the A580. Leigh Bus Depot is 0.2 miles away.

### DESCRIPTION

A two-storey, purpose built and self-contained office premises with secure on-site parking for 5 cars. There is on-street parking in the surrounding area and private car parks in the surrounds to rent from £35 pcm if additional parking is required.

The offices provide a combination of open plan and modular office space and is available as a whole building.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor	187.30	2,015
First Floor	203.10	2,185
<b>TOTAL</b>	<b>390.40</b>	<b>4,200</b>

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £23,000 per annum - £5.50 per sq ft

### SERVICES

The mains services connected to the property to include water, gas, 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.

### VAT

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

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### 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.

Telephone: 01204 522275

Contact: Josh Morgan

Email: [jmorgan@lambandswift.com](mailto:jmorgan@lambandswift.com)

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