

# TO LET

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

TOWN CENTRE RETAIL UNIT

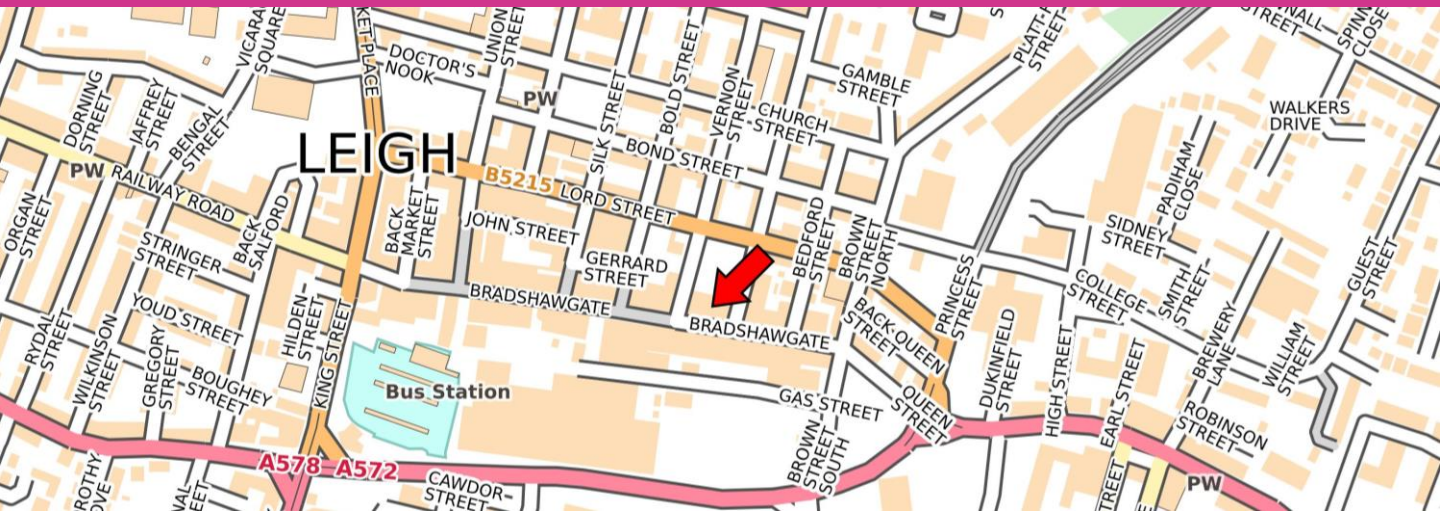
875 SQ FT (81.25 SQ M) + BASEMENT



97 BRADSHAWGATE  
LEIGH  
WN7 4ND

From  
**£11,400**  
Per Annum

- Ground floor mid-terraced property
- Previously occupied as a phone shop – would suit other retail uses subject to planning permission
- High Street location
- Close to many local amenities
- From £11,400 per annum exclusive



### LOCATION

The subject property is located fronting directly 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 subject property comprises a ground floor single fronted retail premises of traditional masonry construction, set beneath a pitched tiled roof covering. The property benefits from kitchen and WC facilities.

Internally, the property is currently configured for a retail area to the front of the property, with additional rooms to the rear of the property.

The accommodation has a mixture of laminate and concrete flooring with plaster painted walls. The front retail area has a suspended ceiling with panel lighting.

### 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	81.25	875
<b>TOTAL</b>	<b>81.25</b>	<b>875</b>

### VAT

VAT is not applicable.

### LEASE TERMS & RENTAL

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

The rental is £11,400 per annum exclusive.

### RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,900.

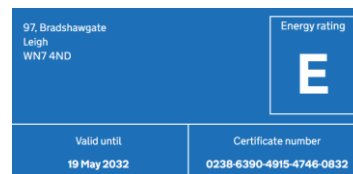
The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

### SERVICES

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

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

### EPC



### 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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