

FOR SALE

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

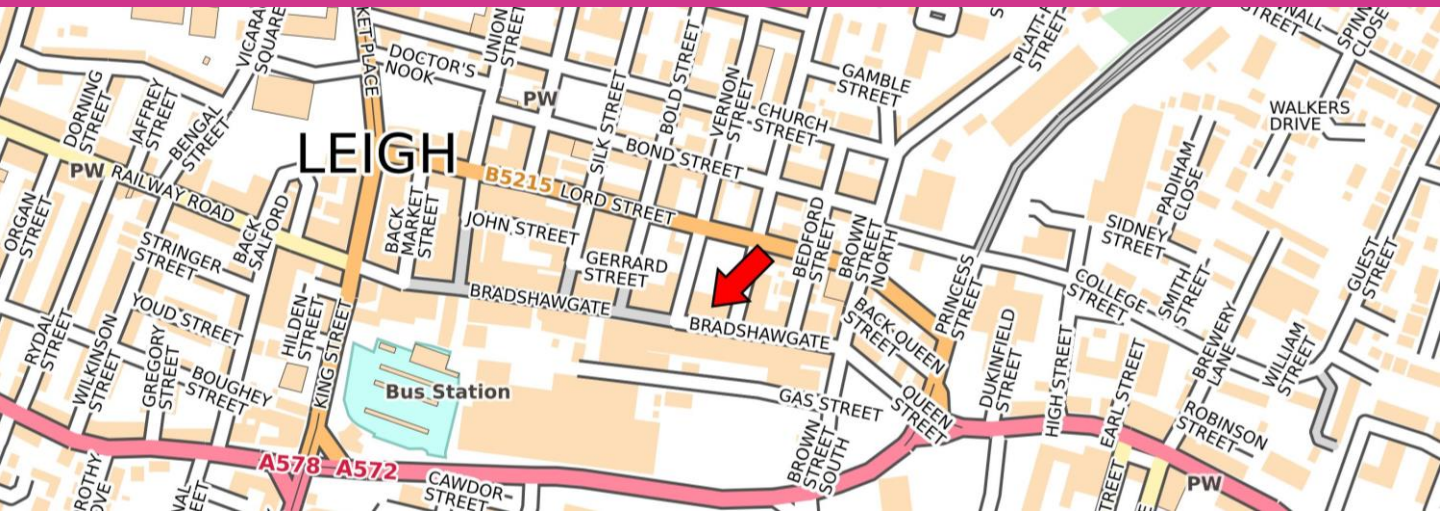
THREE STOREY RETAIL UNIT
131.30 SQ M (1,413 SQ FT)



58 BRADSHAWGATE
LEIGH
WN7 4LA

£160,000

- Three Storey mid-terraced commercial property
- Part Tenanted
- Ground floor & basement occupied by a nail salon, paying £13,140 per annum
- Vacant upper floors provide potential for residential conversion (STPP)
- Freehold
- £160,000



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 part-tenanted, mid-terraced, three-storey plus basement Town Centre building.

There is a Tenant in occupation of the ground floor and basement, whilst the upper floors are vacant and provide potential for residential conversion (subject to planning and some reconfiguration). The upper floors are currently not separated from the ground floor retail element and are in need of refurbishment.

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	53.20	573
First Floor	39.30	423
Second Floor	38.80	417
Total	131.30	1,413
Basement	50.10	539

VAT

VAT is not applicable.

FOR SALE

£160,000.

RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £10,000 for the ground floor and basement.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

TENANCY INFORMATION

There is a tenant (private individual) in occupation of the ground floor and basement, on an internal repairing Lease from 15th May 2022, for an initial 3.5 -year term at an annual rent of £13,140 (£1,095 per calendar month), with a Rent Review after 3 years.

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

An EPC 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

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



