## FOR SALE

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

### Lamb & Swift

01204 522 275 | Iambandswift.com



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

### Lamb & Swift

01204 522 275 | Iambandswift.com



### 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, threestorey 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  $\pm$ 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  $\pounds$ , or 49.9 pence in the  $\pounds$  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 15<sup>th</sup> 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



Mesor Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or teams should not rely on them as statements or representations of fact but must satisfy themselves by impection or otherwise as to the correctness of each of them, i to perspect, and the set and the

# Lamb & Swift Commercial Property

01204 522 275 | Iambandswift.com













Important Notice Messes Lamb & Swith Commercial for themselves and for the vendors or lessors of this property whose agents they are given ovice that a] The particulars are set out as a general outline only for the guidance of intending purchas descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements on correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property. or lessees and do not constitute nor constitute part of an offer of contract, b] All presentations of fact but must satisfy themselves by inspection or otherwise as to the nts or repu