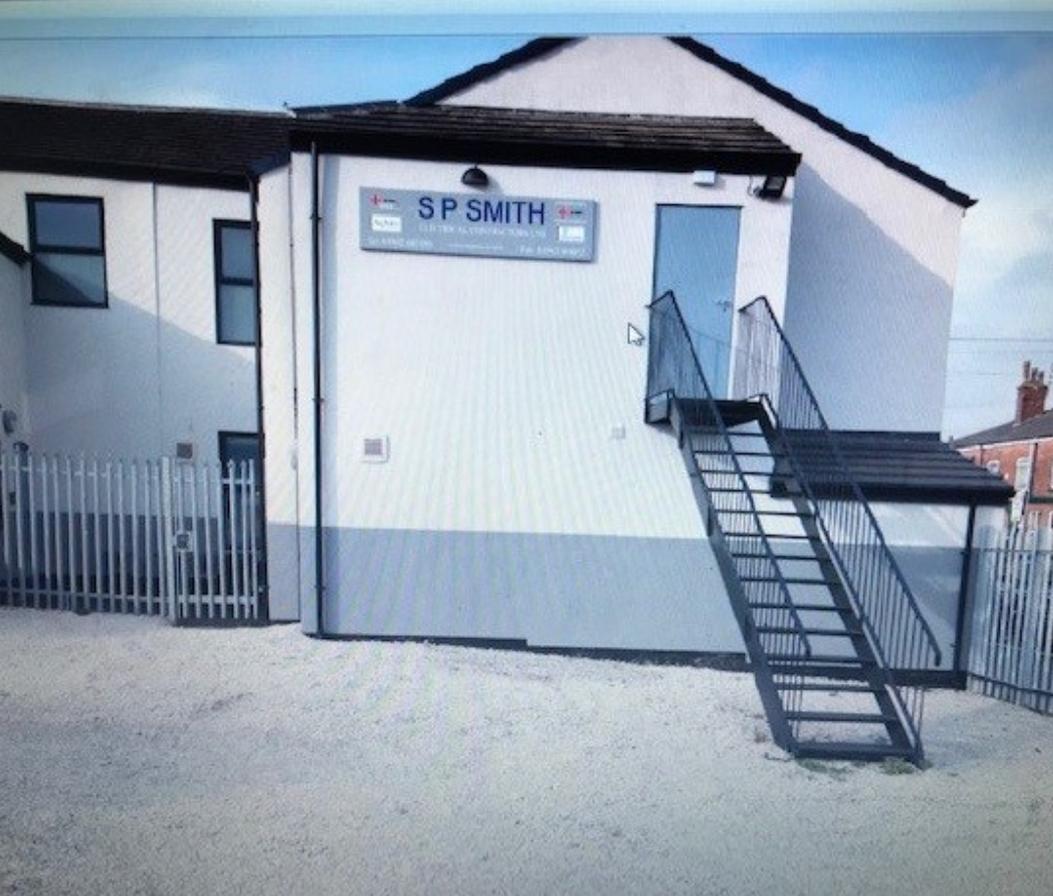


12-14 Brown Street North, Leigh  
WN7 1BU

Office premises  
241.33 SQM (2,597 SQFT)

for sale /  
may let



£305,000

- Well presented office accommodation suitable for a variety of alternative uses subject to planning permission
- Edge of town centre location
- Useful enclosed yard area providing ample car parking

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Parkinson Real Estate 10 Beecham Court, Wigan. WN3 6PR

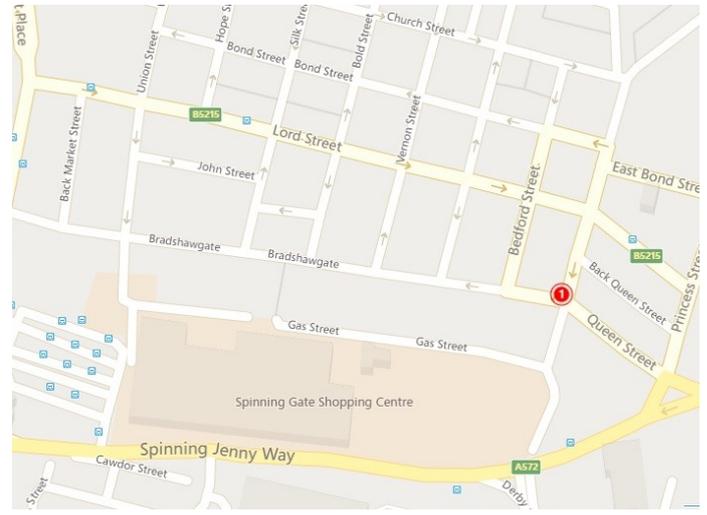
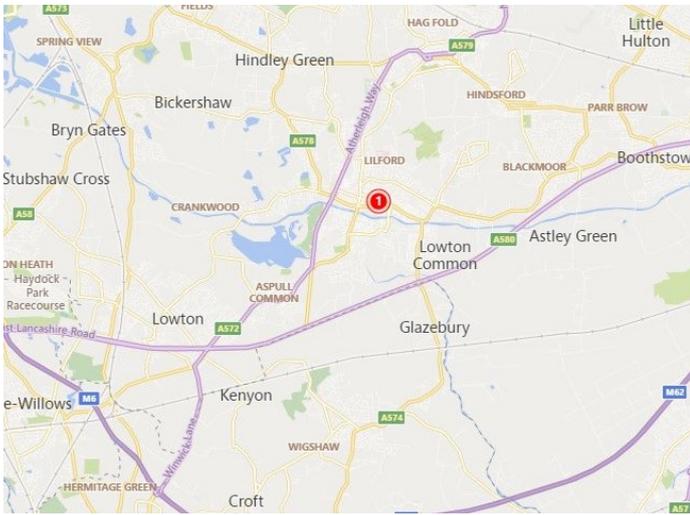


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## Location

The subject is situated in a predominately commercial location to the edge of Leigh town centre fronting directly onto Brown Street North with a return to East Bond Street. Leigh is a town within the metropolitan borough of Wigan in Greater Manchester which benefits good road communications being adjacent to the A580 East Lancashire Road which in turn provides access to M6 and M62 motorways.

## Description

The subject comprises 2 end units of a block of 3, pavement fronting two storey commercial units. The property is believed to have, at one time, been occupied as a sole premises but is currently split into 2 self-contained units. No.14 comprises at ground floor an entrance vestibule off which are a number of cellular rooms, kitchen, WCs and stores. At 1st floor are further cellular offices and additional WC/shower facilities. It also benefits a full height usable basement. No.12 comprises at ground floor a reception, private office, kitchen and stores and to 1st floor 2 good sized offices and male & female WCs. To the rear of both units is a large enclosed rear yard benefiting gated access and provides ample car parking.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Accommodation

The property benefits the following accommodation measured in accordance with the RICS Code of Measuring Practice

No. 12	SQM	SQFT
GF (2 x offices & kitchen)	32.82	353
FF (2 x offices & WCs)	28.04	302

No. 14	SQM	SQFT
GF (Cellular offices, kitchen, stores & WCs)	79.35	854
FF (cellular offices, WCs)	87.84	945
Basement	13.28	143

## Rating

The property has the following entries in the 2017 Rating Assessments List.

12 Brown St North	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£4,350	£2,227.20 p.a.

14 Brown St North	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£11,500	£5,888 p.a.

## Planning

The properties most recent use has been that of offices. Interested parties should make their own enquiries with Wigan Borough Council to confirm whether any proposed use for the property requires an alternative consent.

## Tenure

We understand the property is held Long Leasehold for the remainder of 999 year lease held under title number MAN227193.

## Price

£305,000. Alternatively rent offers may be considered. Asking rent available on application

## VAT

All figures quoted are exclusive of Value Added Taxation. We are advised that VAT is applicable.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction- an undertaking or abortive cost deposit will be required prior to the issue of any legal documentation

## EPC

EPCs are available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

Ref: AG0590 July 2021

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.