

38 Bradshawgate, Leigh  
WN7 4LA

to let

Self-contained ground floor retail premises  
66.70 SQM (718 SQFT)



£12,000 per annum

- Ground floor, pedestrianised street fronting retail lock-up unit
- Within the defined prime retail & commercial area of Leigh town centre
- Suitable for a variety of uses subject to necessary planning consent
- Upper floors have been granted planning permission for change of use to residential (A/20/89476/LUCP)

**PARKINSON**  
REAL ESTATE ● ● ● ●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

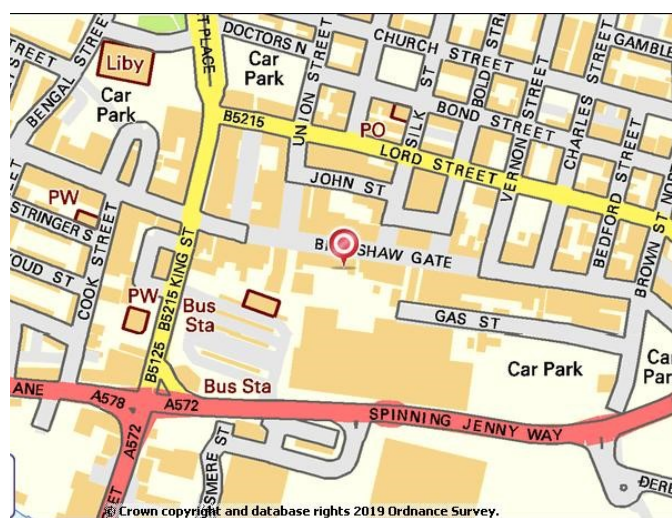
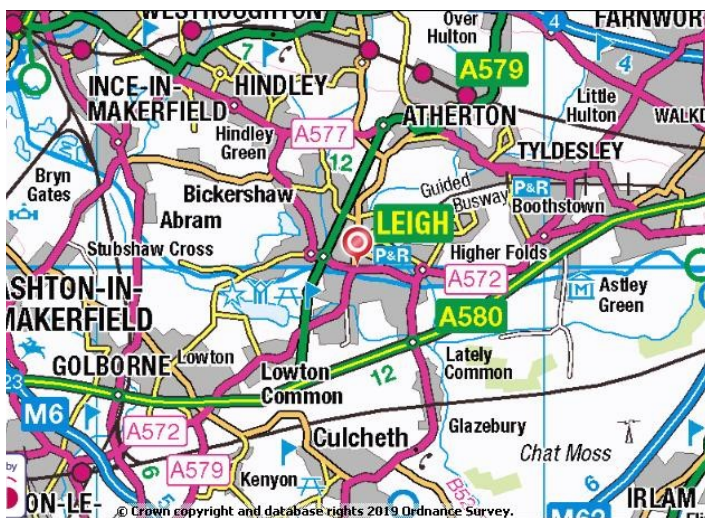
01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)



**RICS**

the mark of  
property  
professionalism  
worldwide



## Location

The subject property is located within the defined prime shopping area of Leigh town centre fronting the pedestrianised area of Bradshawgate, amongst other retail/commercial users and close to the town bus station.

## Description

The subject comprises a ground floor self-contained retail premises within a mid terraced, 3 storey, premises. The ground floor commercial/retail accommodation benefits full shop frontage and regular shaped open plan retail accommodation. New kitchen and WC facilities will be installed at the rear.

The upper floors have recently gained planning permission for residential conversion and if purchased could suit an owner occupier.

## Accommodation

The property provides the following accommodation.

	SQM	SQFT
Ground Floor	66.70	718

The upper floors provide a total of 81.90 sqm (886 sqft) of accommodation over 2 floors

## Services

We understand mains services are connected to the property to include mains water, drainage and electric.

## Rating

The property has the following current entry in the 2017 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£18,750	£9,206.25 p.a.

**NOTE** - The rating will be re-accessed following the proposed conversion of the upper floor and may fall under the small business rates relief. Interested parties should make enquiries to the Local Authority.

## Rental/Price

£12,000 per annum exclusive

Price on application

## Terms

The property is available to let at a term to be agreed on a full repairing and insuring lease basis. A deposit will be requested

Alternatively the property, as a whole, may also be available to purchase on a freehold basis.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.

## Planning

The ground floor currently benefits A2 planning consent. Interested parties should check that the property holds the correct planning use for their proposed occupation.

The upper floors have recently gained planning permission for the conversion to 2 residential flats on the 1st & 2nd floors. (Planning app A/20/89476/LUCP)

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the lessors solicitors prior to the release of any legal documentation.

## EPC

The property has an Energy Performance Certificate with a rating of C-74. A copy of the certificate and recommendation report can be made available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Oct 2019 (updated Oct 2020)  
Ref: AG0479

**PARKINSON**  
REAL ESTATE ● ● ● ●



**RICS**

the mark of  
property  
professionalism  
worldwide

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)

### 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.