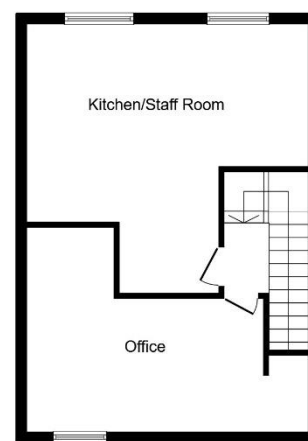


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

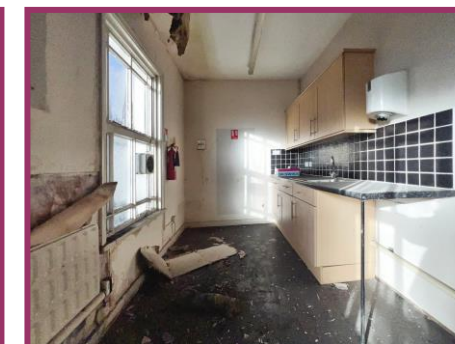
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BRADSHAWGATE, LEIGH, WN7 4NE



- Town centre commercial property
- Sold with planning permission for a bar
- Available for sale by auction
- Pedestrianised town centre location
- Opposite Home Bargains Nr Santander
- Circa 1,065 sqft/99sqm over 2 levels
- Ideal to develop and trade from or let
- Walkthrough viewing video to watch



Guide Price £100,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



A former HSBC bank premises on the main Bradshawgate pedestrianised section of road in the town centre of Leigh (opposite Home Bargains and close to Santander, Halifax, Subway etc), offered for sale via auction with no further upward chain delay. At the time of writing the proposed date of the auction is 25th February 2025 in an auction help by Pugh and Co. The property has been granted planning permission for significant development into a bar/restaurant, the planning application number is: A/24/97428/FULL This is well worth reading as it allows for change of use of existing building from a (class E) business to a bar/drinking establishment (Sui Generis) together with new shop front and roof lights, single story extension to rear and sighting of a shipping container to rear yard to be used as toilets. We understand that the building was formally part of the HSBC bank and was used as offices. Approximately over both levels the square footage is around 1,065 being approximately 99 m² and of course would be notably bigger if extended. This is a superb opportunity to purchase a centrally located commercial property already with planning permission in place. It may be ideal to improve the building and open your own business from or a superb addition to a landlord's rental property portfolio. We encourage everyone interested to watch the walk through viewing video, and any advance of auction offers should be lodged with our auctioneer partner firm Pugh and Co. Viewings can be arranged by calling Cardwells Commercial Agents Bolton on 01204381281, emailing: mail@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 14' 2" x 11' 6" (4.322m x 3.511m) Measured it maximum points in an L shape. Window to the front, radiator, built-in storage space.

Ground floor office one: 15' 4" x 13' 7" (4.681m x 4.133m) Two single glazed windows to the rear of the property, two radiators, various data and power points.

Ground floor office two: 13' 2" x 8' 1" (4.017m x 2.458m) Window to the front, radiator.

Ground floor office three: 9' 6" x 6' 9" (2.888m x 2.070m) Window to the front, radiator.

Rear entrance hallway: Stairs off to the first floor. This is the door that we used to get in on the viewings

First floor landing: Wall mounted electric radiator, turning staircase from the ground floor.

Staff room/kitchen: 20' 2" x 18' 8" (6.149m x 5.685m) Measured it to maximum pints, two single glazed windows to the front, three electric radiators, fitted with matching: drawers, base and wall cabinets, stainless steel sink .

First floor office: 13' 8" x 19' 9" (4.170m x 6.019m) Measured at maximum points. Single glazed window to the rear, various data and PowerPoint, radiator, opens into a storage space.

Outside space: To the rear of the property is the outside space which is almost in a courtyard type style. The planning permission allows for the extension to be built into part of this space and the toilet building to be here as well. We encourage you to read the planning documents.

Chain details. The property is sold with no upward chain delay.

Rateable Value: Based on information on the Government website the ground floor of the building has a rateable value of £3,750 rounded down from £3.798. A listing for the first floor could not be seen so perhaps an enquiry with Wigan Council is required. But please do read the auction pack for confirmation of details.

Tenure: The information will be available once we have the legal pack which will be via Pugh and Co.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



