



Leigh Road, Leigh WN7 1SH

£129,950

The commercial unit, located just outside Leigh Town Centre on the bustling Leigh Road, offers a prime business location. Leigh Road is a key arterial route into the town, ensuring excellent visibility, a constant flow of passing traffic, and high footfall. This makes it an attractive spot for businesses seeking exposure. The unit is split into two floors. The ground floor features a spacious shop area, ideal for retail, a showroom, or a reception area. To the rear of the shop, there is a convenient kitchen area, which could serve staff. Upstairs, the property boasts five treatment rooms, each perfect for health, beauty, or wellness services like therapy, massage, or consultations. These rooms offer a private, quiet space for customers. There is also a WC on this floor, providing essential facilities for both staff and clients. Additionally, there is parking available to the rear of the unit, which is a great benefit offering convenience and accessibility. This versatile property is well-suited for a variety of commercial uses, thanks to its excellent location, ample space, and practical layout.

- COMMERCIAL UNIT
- 5 TREATMENT ROOMS UPSTAIRS
- PRIME BUSINESS LOCATION
- KITCHEN TO REAR
- PARKING TO REAR
- WC

Ground Floor

Main Shop Area

24' 2" x 14' 11" (7.36m to 3.38m to 3.737m x 4.55m to 2.95m)
L Shaped, 2 x hardwood windows, 1 x hardwood front door, 2 x double panel radiator, meter cupboard, vinyl flooring, inset spotlights, 4 x ceiling light points.

Internal hall to Kitchen

Ceiling light point, double panel radiator.

Kitchen

Hardwood side door, base units, UPVC double glazed window to side, vinyl flooring, inset spotlights, under stairs. sink unit with mixer tap and drainer.

Stairs to first floor

First Floor

Treatment Room 1

8' 5" x 7' 1" (2.57m x 2.16m) Wall mounted radiator, vinyl flooring, ceiling light point.

Treatment Room 2

11' 5" x 8' 2" (3.49m x 2.488m) UPVC double glazed window, wall mounted radiator, vinyl floor, ceiling light point, sink unit.

Landing

Ceiling light point, loft access.

WC

Inset spots, Wc, sink unit, vinyl flooring, WC.

Treatment Room 3

Vinyl flooring, part tiled.



Treatment 4

10' 8" x 3' 8" (3.24m x 1.11m) Inset spotlights, UPVC double glazed window, wall mounted radiator, vinyl flooring.



Treatment 5

9' 1" x 7' 5" (2.76m x 2.26m) UPVC double glazed window, vinyl flooring, ceiling light point.



Tenure

Freehold

Council Tax Band

TBC

Other Information

Water mains or private? Mains

Mains Parking arrangements? To rear

Flood risk? No

Coal mining issues in the area? No

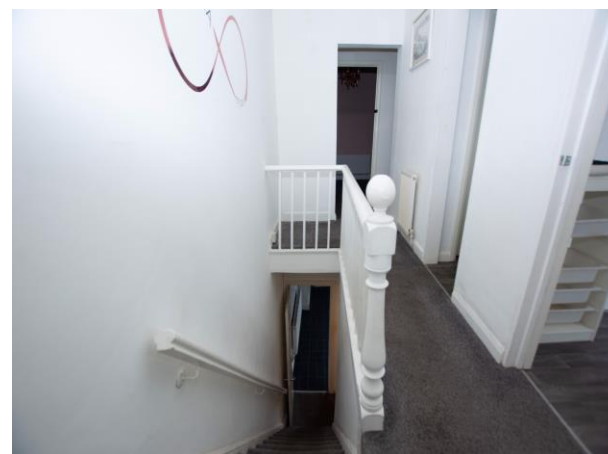
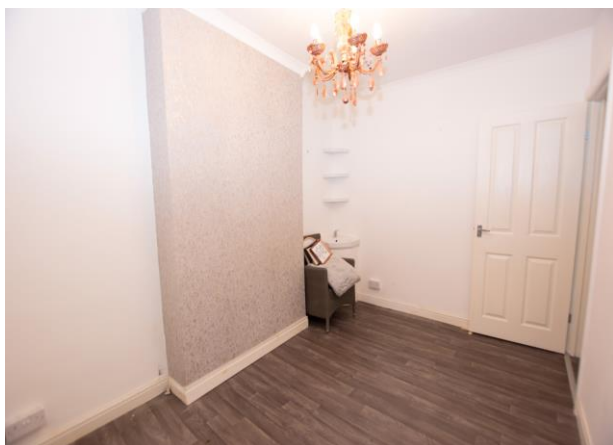
Broadband how provided? Not Known

If there are restrictions on covenants? Speak to agent

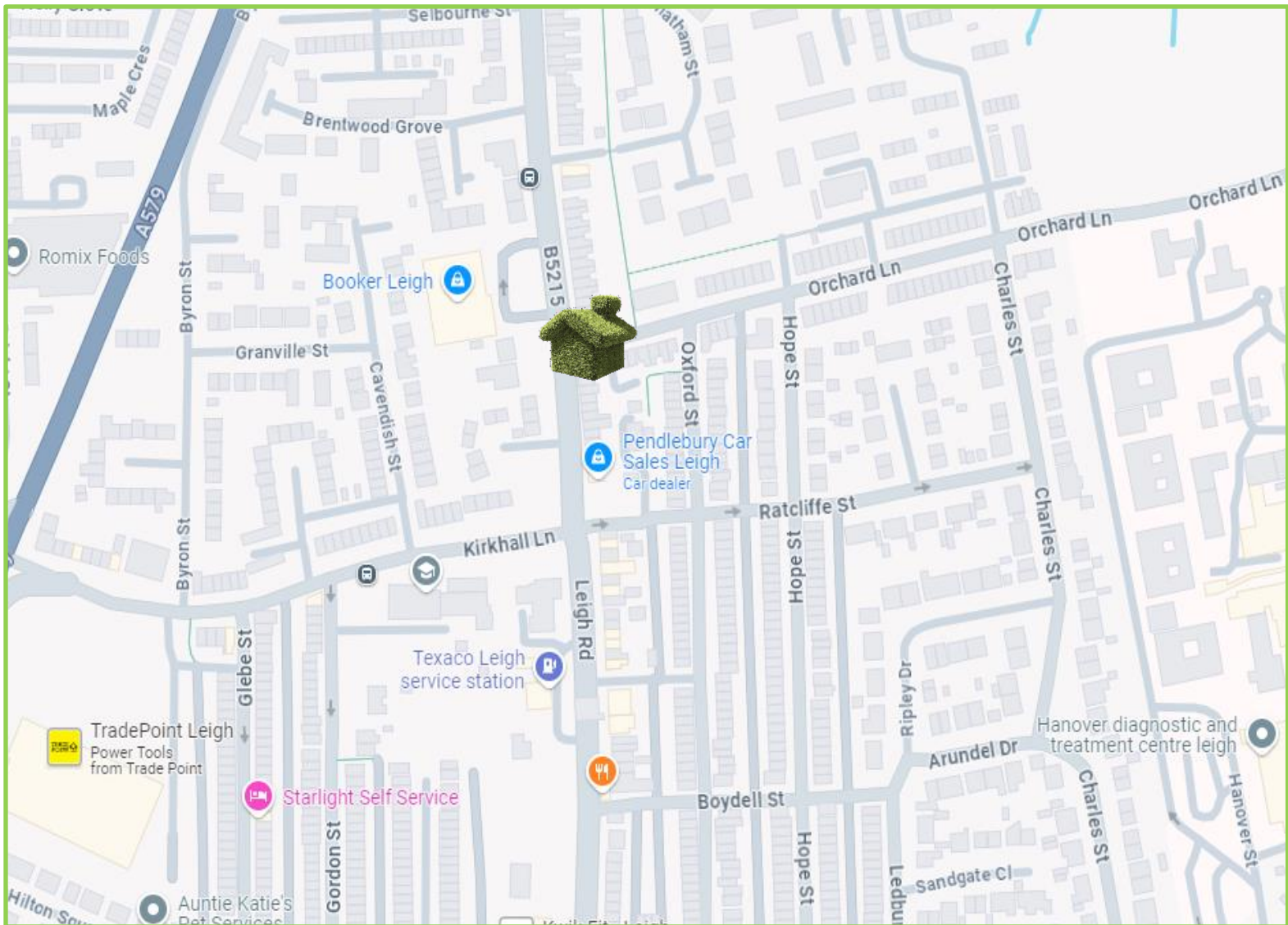
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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