

# To Let



## Leigh

Unit 31-32, Spinning Gate Shopping Centre

Ground Floor: 6,971 sq ft (647.63 sq m)

Rent on Application

---

**Location & Description:**

- The shopping centre is located in the heart of Leigh town centre linking directly to Bradshawgate and Leigh bus station.
- The centre is the prime retailing area and the scheme hosts a number of national and local retailers including Holland and Barrett, Peacocks, Costa and Card Factory.
- The subject unit fronts the car park and therefore offers the potential for external 'out of hours' trading.

---

**Demise:**

Ground Floor 6,971 sq ft (647.63 sq m)  
First Floor 6,360 sq ft (590.86 sq m)

**Rent:**

Available upon request.

**Lease:**

A new effectively full repairing and insuring lease, for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £94,500.

**Date Prepared:**

July 2024

**Contact Us:**

**Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

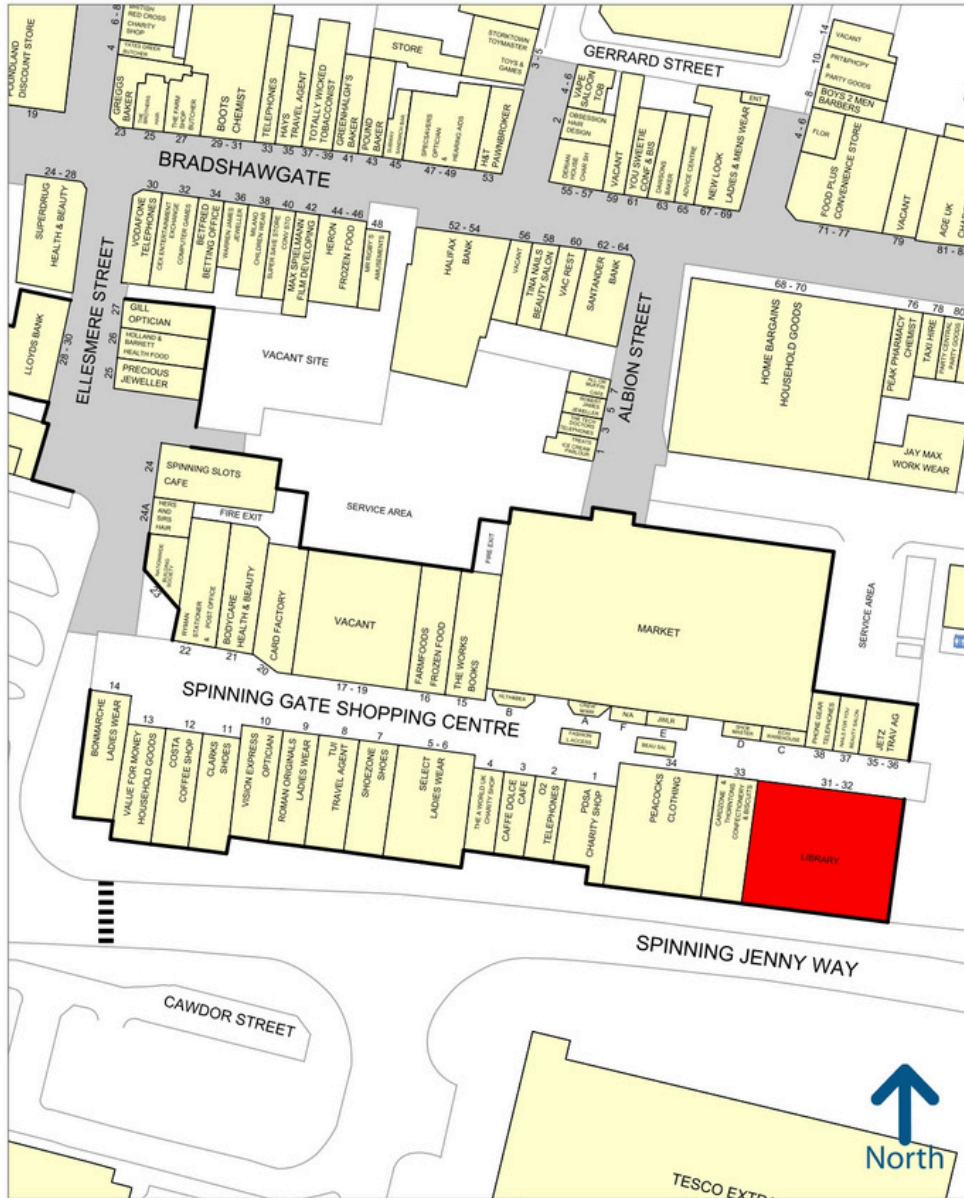
**Simon Colley**

07966 181708

simon@barkerproudlove.co.uk



Leigh



50 metres  
Copyright and confidentiality Experian, 2023. © Crown  
copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 15/07/2024  
Created By: Barker Proudlove Ltd

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.