



£100,000

Land At East Bridgewater Street / Siddow Common, Leigh, Greater Manchester, WN7 3EW

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A strategically located parcel of land situated in the town of Leigh, measuring approximately 0.14 hectares (0.35 acres) and with the benefit of adopted highway access onto Siddow Common. The land has been used as a yard area for the storage of plant and machinery.

We understand the land is owned Freehold with part subject to a leasehold interest which is also registered to the vendor. Vacant possession will be granted on completion.

Offered for sale by way of Private Treaty. Offers are sought either by way of either conditional (Subject to Planning) or non-conditional offer. If there are high levels of interest we may seek best and final offers.

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Planned
102 kWh/m <sup>2</sup> A	Very energy efficient - lower running costs		
91-101 kWh/m <sup>2</sup> B			
81-90 kWh/m <sup>2</sup> C			
71-80 kWh/m <sup>2</sup> D			
61-70 kWh/m <sup>2</sup> E			
51-60 kWh/m <sup>2</sup> F			
41-50 kWh/m <sup>2</sup> G			
1-40 kWh/m <sup>2</sup>	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC