

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Avenue, Leigh

Situated in a prime location on The Avenue in Leigh is this excellent commercial investment opportunity comprising of two very spacious buildings currently occupied and producing a rental income of £27,600 pa (6.9%)

Asking Price £389,995

Church and Day Nursery The Avenue

Leigh, WN7 1ET

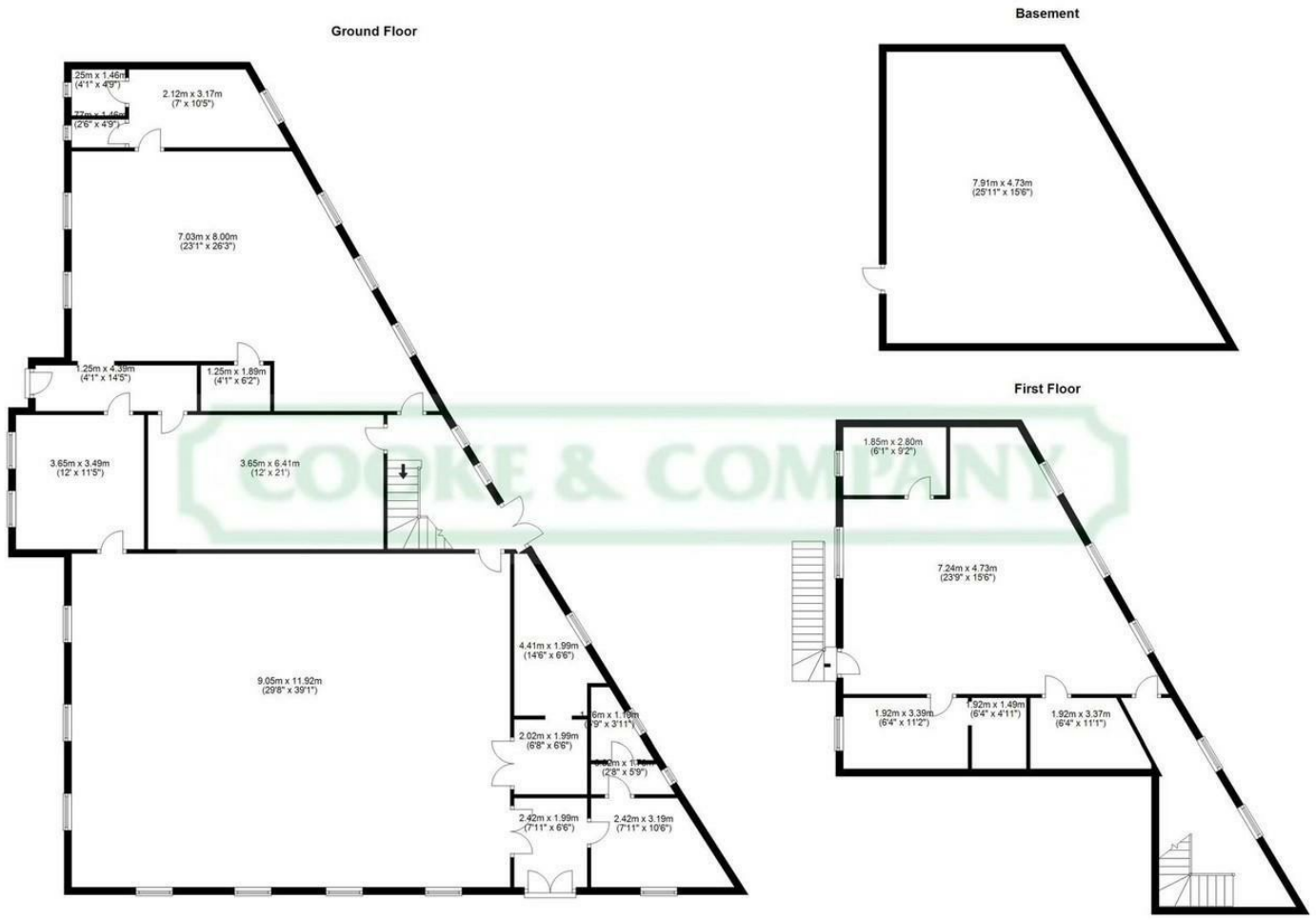


Directions

Sat Nav Ref WN7 1ET



Floor Plan



Total area: approx. 388.6 sq. metres (4182.7 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
 Plans produced using PlanItUp.
The Avenue Day Nursery, The Avenue, Leigh

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	