



MIXED USE INVESTMENT OPPORTUNITY

3 X RESIDENTIAL FLATS
1 X COMMERCIAL PROPERTY

LEIGH, GREATER MANCHESTER, WN7 1RX

16 - 20A LEIGH ROAD, LEIGH, WN7 1RX





MIXED USE INVESTMENT OPPORTUNITY
3 X RESIDENTIAL PROPERTIES
1 X COMMERCIAL PROPERTY

3 X TWO BEDROOM APARTMENTS
1 X COMMERCIAL UNIT

ATTRACTIVE MIXED USE INVESTMENT OPPORTUNITY



- **MIXED USE INVESTMENT PROPERTY**
 - **3 X TWO-BEDROOM APARTMENTS**
 - **AVAILABLE SUBJECT TO EXISTING TENANCIES**
 - **COMBINED ANNUAL RENTAL INCOME OF £31,200**
 - **STRONG RENTAL INCOME STREAM**
-

FOR SALE - OFFERS OVER £330,000

LOCATION

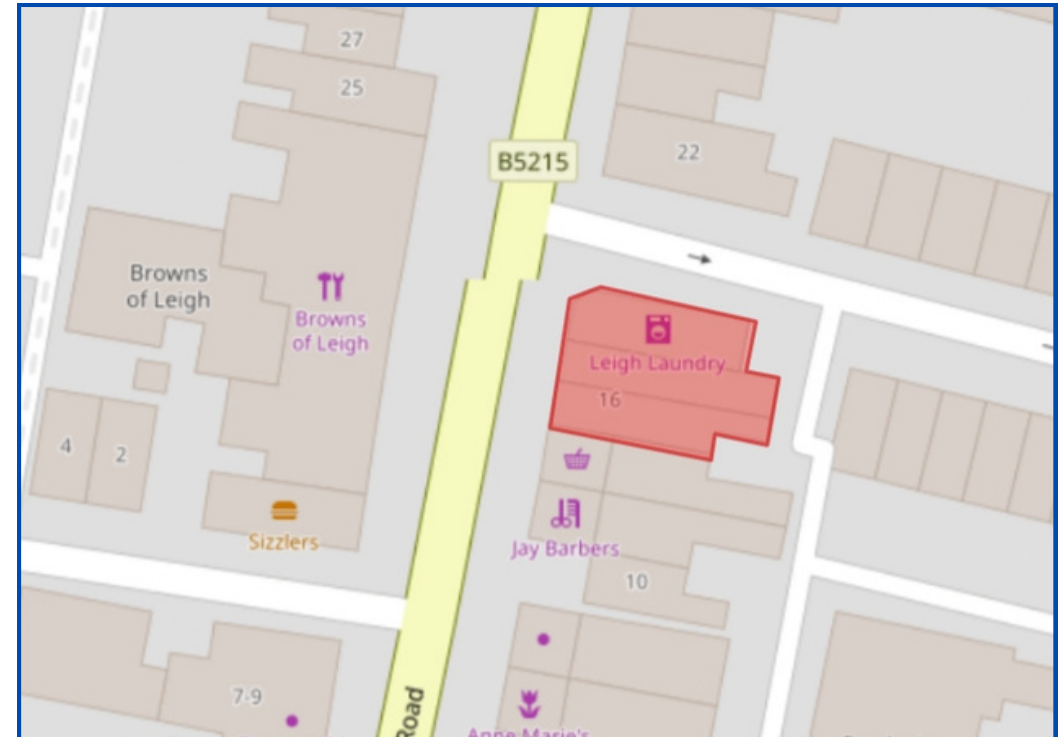
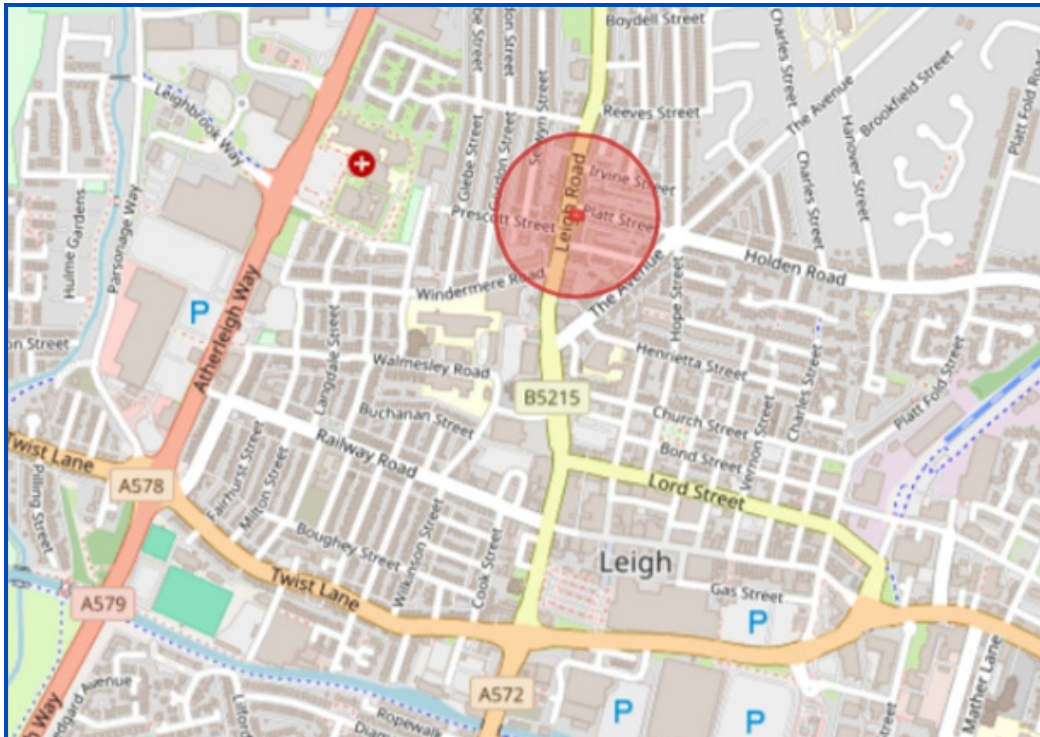
The property comprises four separate units within a prominent corner block, including 3 x two-bedroom apartments and one commercial unit. The properties are well located for access to local amenities and excellent transport links.

Residential Units

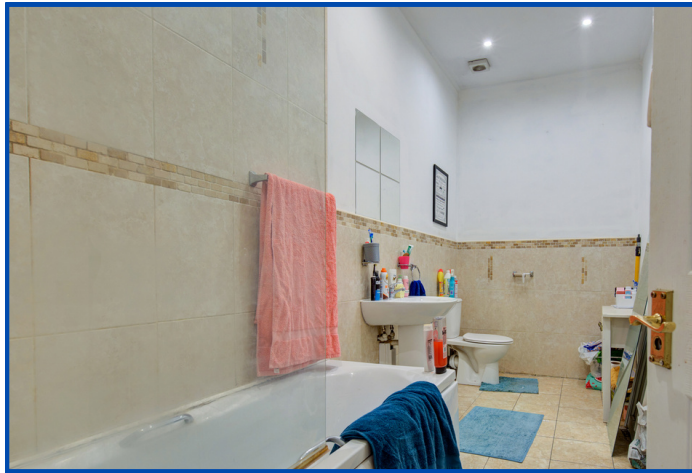
- 16 Leigh Road, Leigh, WN7 1RX
- 18 Leigh Road, Leigh, WN7 1RX
- 20A Leigh Road, Leigh, WN7 1RX

Commercial Unit

- 20 Leigh Road, Leigh, WN7 1RX



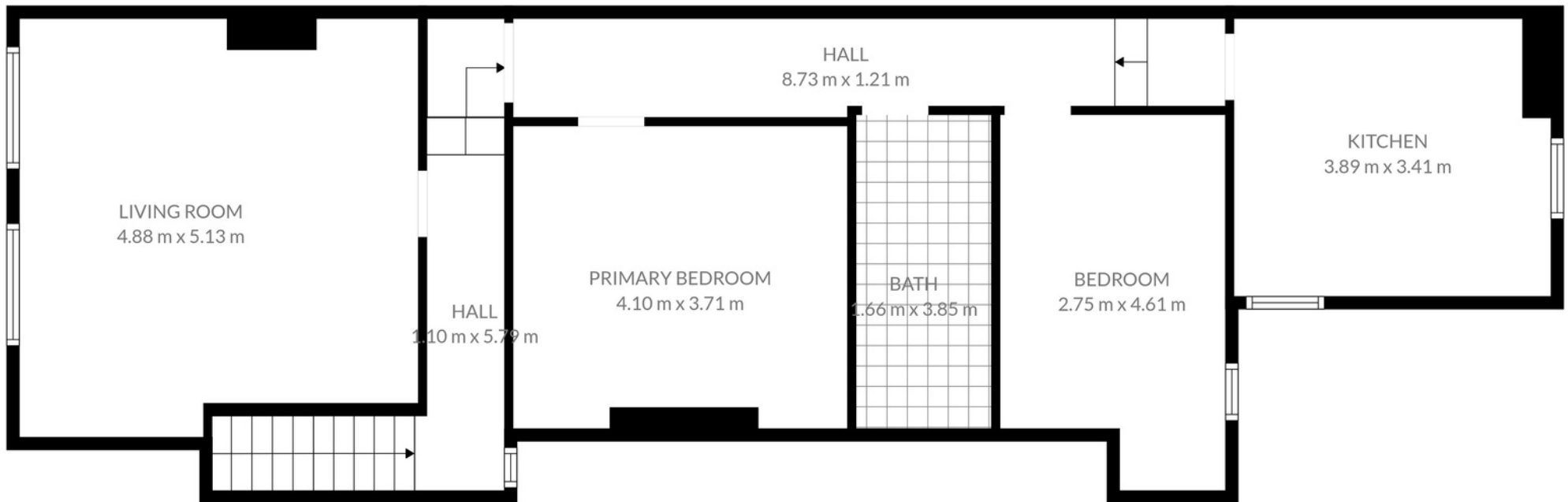
16 Leigh Road, Leigh, WN71RX



Description

TWO-BEDROOM APARTMENT EXTENDING TO APPROXIMATELY 1,022 SQ FT.

FLOOR PLAN APARTMENT 16

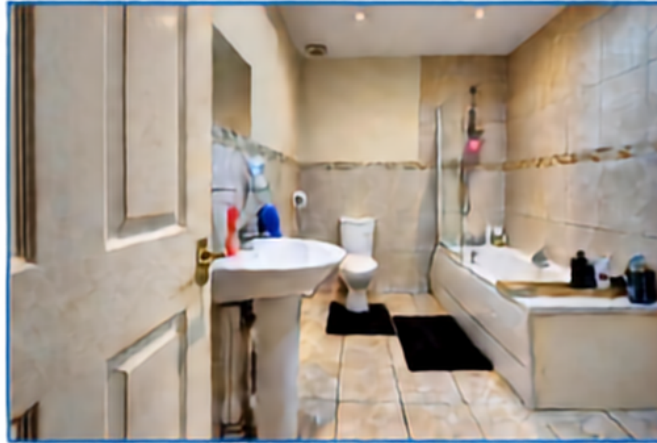
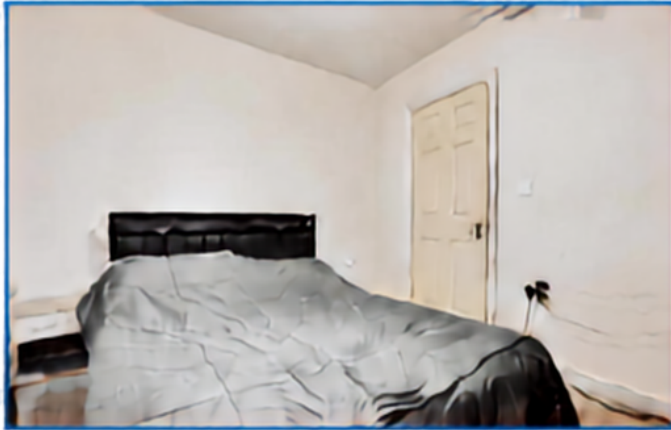


TOTAL: 95 m2

Basement: 3 m2, 1st floor: 92 m2

EXCLUDED AREAS: WALLS: 10 m2

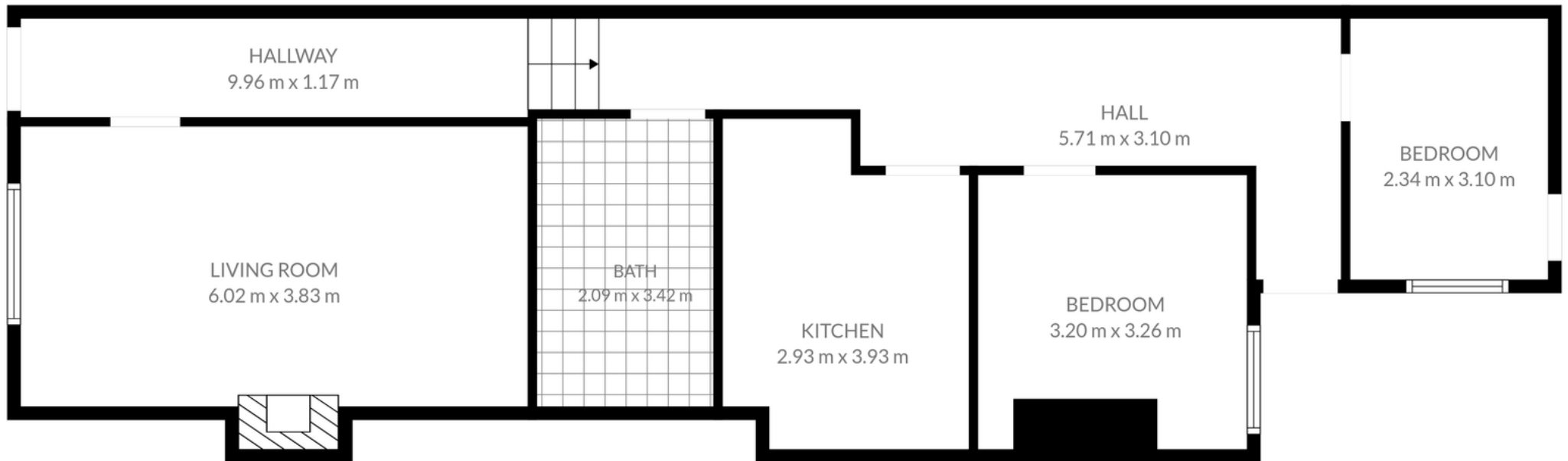
18 Leigh Road, Leigh, WN7 1R



Description

TWO-BEDROOM APARTMENT EXTENDING TO APPROXIMATELY 871 SQ FT.

FLOOR PLAN APARTMENT 18

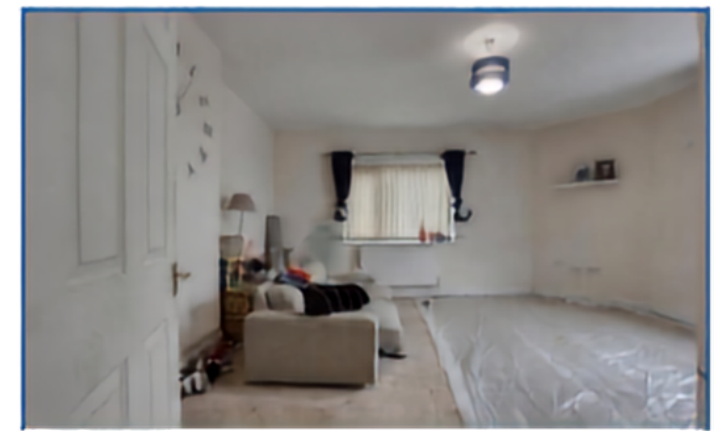
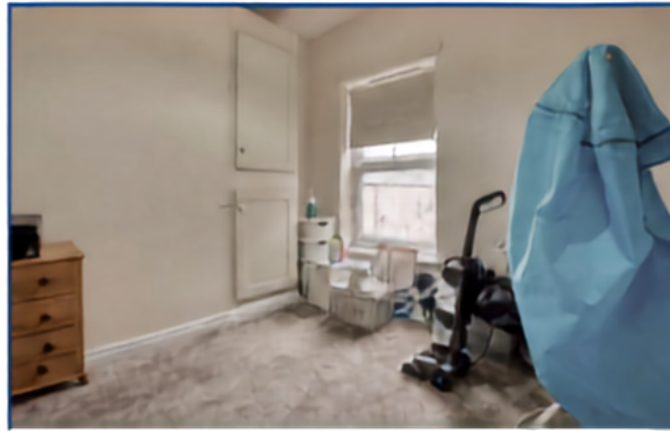


TOTAL: 81 m2

1st floor: 81 m2

EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 7 m2

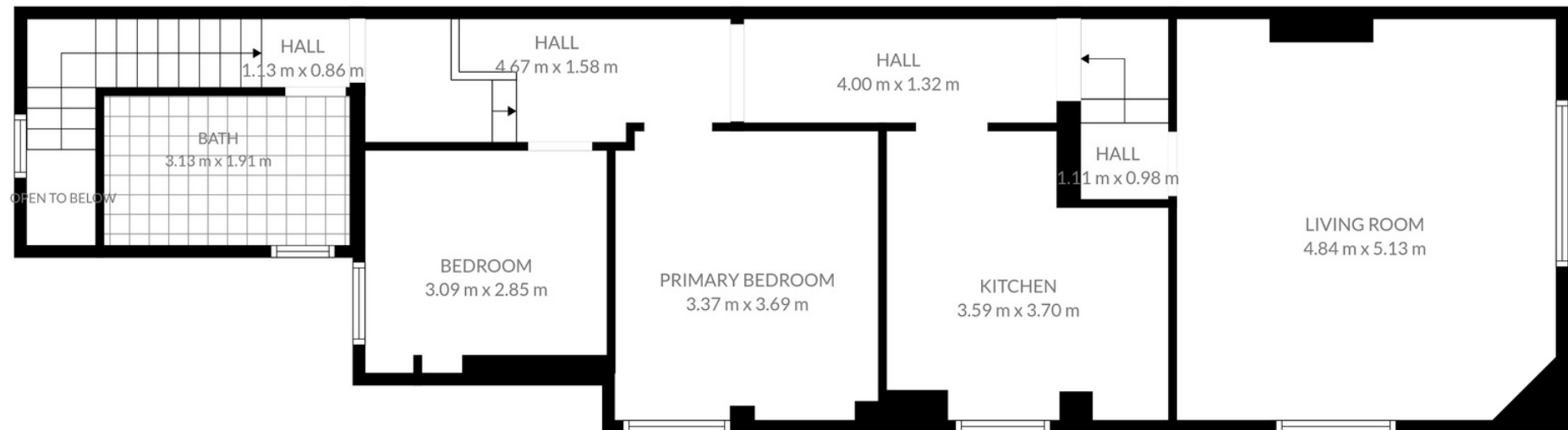
20A Leigh Road, Leigh, WN7 1RX



Description

TWO-BEDROOM APARTMENT EXTENDING TO APPROXIMATELY 979 SQ FT.

FLOOR PLAN APARTMENT 20A



TOTAL: 91 m2

Basement: 4 m2, 1st floor: 87 m2

EXCLUDED AREAS: OPEN TO BELOW: 1 m2, WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

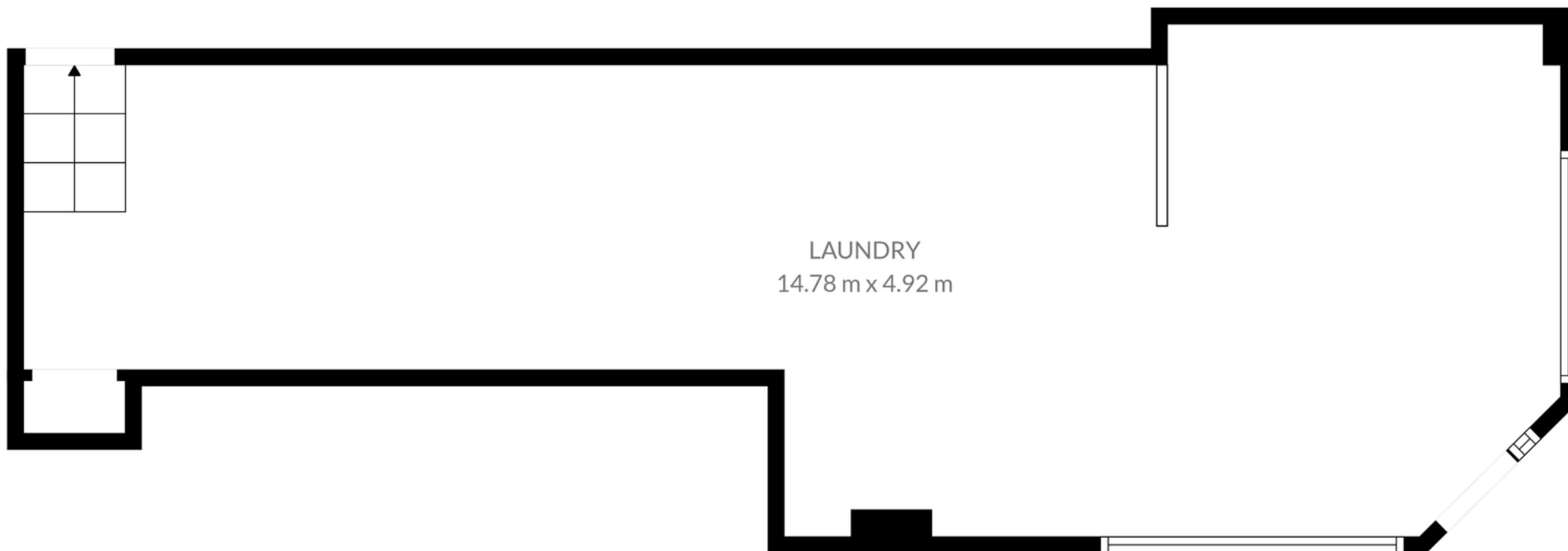
Leigh Laundry, 20 Leigh Road, Leigh, WN7 1RX



Description

COMMERCIAL LAUNDRETTE UNIT EXTENDING TO APPROXIMATLY 613 SQ FT

FLOOR PLAN COMMERCIAL UNIT – 20 LEIGH ROAD



TOTAL: 57 m2
1st floor: 57 m2
EXCLUDED AREAS: WALLS: 6 m2

Services

The Property we understand benefits from mains water, electricity and drainage. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

Residential

- 16 Leigh Road, 18 Leigh Road both C.
- 20A Leigh Road - D

Commercial Unit

- 20 Leigh Road - C

Flood Risk Zone

The Property in its entirety is outside of the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 9SD. Web: www.wigan.gov.uk.

Easements, Wayleaves, Public & Private Rights of Way

The property is let subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The properties are owned freehold subject to the following arrangements;

- ASSURED PERIODIC TENANCY 16 Leigh Road - £700 pcm
- ASSURED PERIODIC TENANCY 18 Leigh Road - £525 pcm
- ASSURED PERIODIC TENANCY 20A Leigh Road - £575 pcm
- LANDLORD & TENANT ACT - Leigh Laundry, 20 Leigh Road - £800 pcm

Business Rates

The business rates for the commercial component of the property are £8,100 as at 1st April 2026.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as to the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether written or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.



*Property, rooted in our heritage.
Established 1931*

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