

## 22 Bradshawgate, Leigh, WN7 4LX Offers Over £750,000

CASA SALES AND LETTINGS are pleased to bring to the market FOR SALE this exceptional mixed use investment opportunity, ideally located in the heart of Leigh Town Centre on Bradshawgate.

This well presented property comprises a fully refurbished ground floor commercial unit and five modern residential apartments, offering an excellent investment with immediate rental income and further potential.

The ground floor commercial premises benefit from planning permission to be converted into a contemporary coffee shop, with a 5 year lease already in place. The unit comprises a spacious open plan retail area, office/storage room and WC facilities, all finished to a modern standard with wood effect flooring, track lighting and a large glazed shop frontage providing excellent visibility and passing footfall.

Above, the residential premises are five beautifully refurbished apartments, offering a mix of one and two bedroom accommodation. Each apartment has been finished to a high specification with modern kitchens, stylish bathrooms and spacious open plan living areas. All 5 apartments are currently tenanted, providing a strong rental income. Based on the current rental income, the property offers a potential gross rental yield of approximately 10%, with a projected annual income of £74,000.

Situated in a prime town centre location, the property is within walking distance of local shops, restaurants and amenities, with excellent transport links including the V1 Guided Busway to Manchester and easy access

Ground Floor Commercial 20'4" x 43'3" (6.22 x 13.2)  
Laminate flooring, ceiling lights with spot lights, coir carpet, glass door to front with large bay windows, electric heater and door to bathroom. Smoke alarm, emergency lighting.

Flat 1 Hall 3'11" x 5'10" (1.2 x 1.78)

Flat 1 Kitchen/Lounge 10'1" x 14'1" (3.08 x 4.31)

Flat 1 Bedroom 1 9'5" x 9'1" (2.88 x 2.78)

Flat 1 Bedroom 2 9'10" x 10'0" (3.0 x 3.07)

Flat 1 Bathroom 5'4"x 8'10" (1.63x 2.71)

Flat 2 Lounge/Kitchen 12'1" x 19'5" (3.69 x 5.92)

Flat 2 Bedroom 1 9'9" x 11'9" (2.99 x 3.6)

Flat 2 Bedroom 2 17'5" x 9'3" (5.31 x 2.84)

Flat 2 Bathroom 7'0" x 6'11" (2.15 x 2.11)

Flat 3 Kitchen 5'9"x (1.77x)

Flat 3 Lounge 8'4" x 20'6" (2.55 x 6.25)

Flat 3 Bedroom 1 9'4" x 10'5" (2.86 x 3.20)

Flat 3 Bedroom 2 9'7" x 10'4" (2.93 x 3.16)

Flat 3 Bathroom 5'2" x 3'8" (1.6 x 1.12)

Flat 4 Lounge/Kitchen 13'11" x 22'2" (4.25 x 6.78)

Flat 4 Bedroom 1 10'7" x 11'6" (3.25 x 3.51)

Flat 4 Bedroom 2 18'1" x 10'11" (5.53 x 3.33)

Flat 4 Bathroom 6'2" x 7'10" (1.89 x 2.39)

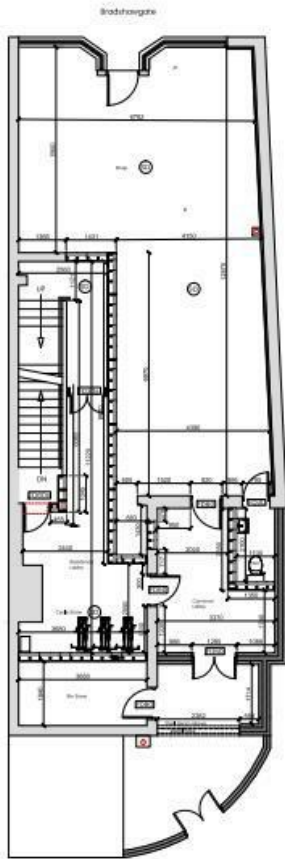
Flat 5 Lounge/Kitchen 10'7" x 14'9" (3.25 x 4.52)

Flat 5 Bedroom 1 14'9" x 11'2" (4.5 x 3.42 )

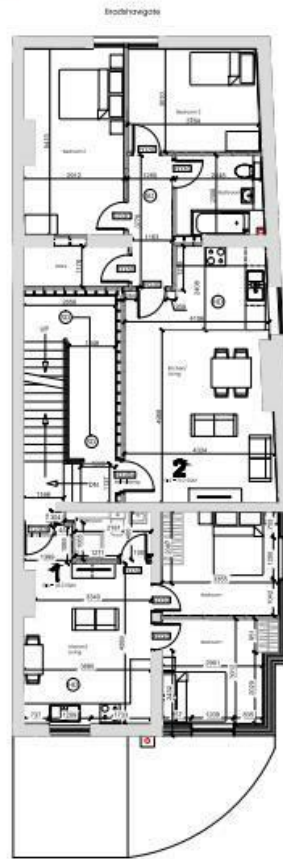
Flat 5 Bathroom 5'5" x 10'3" (1.66 x 3.14 )

# Floor Plan

01 Proposed Ground Floor Plan



02 Proposed 1st Floor Plan



**Legend**

- Existing walls
- Proposed walls
- Existing doors
- Proposed doors
- Existing windows
- Proposed windows
- Existing stairs
- Proposed stairs
- Existing roof
- Proposed roof

**Scale**

**North Arrow**

**Notes**

**Client:** [Name]

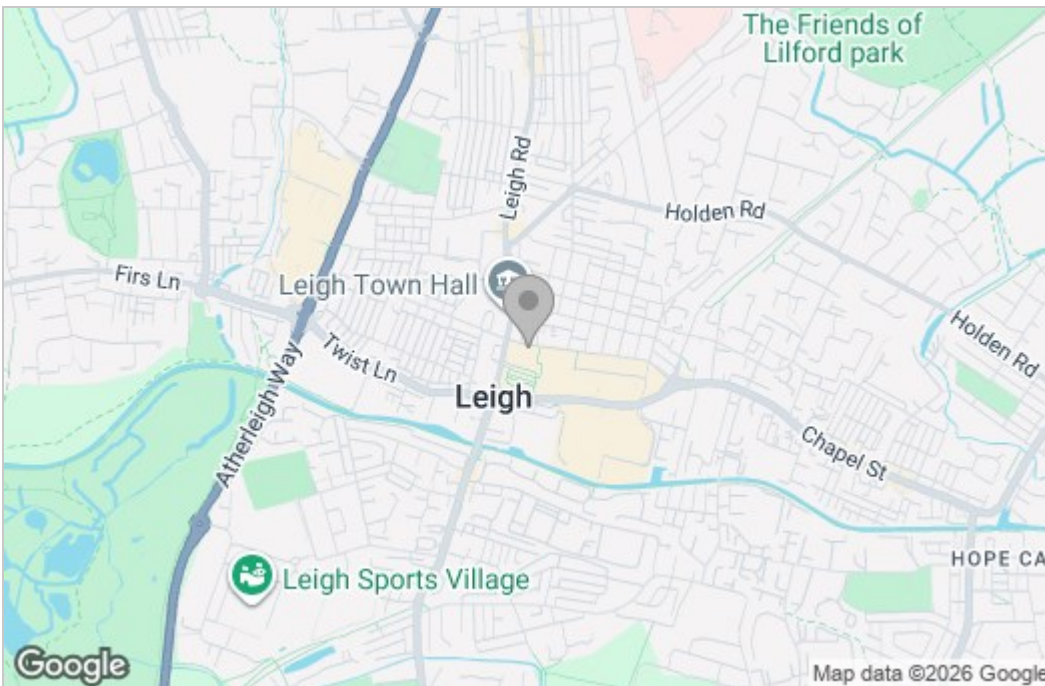
**Address:** [Address]

**Date:** [Date]

**Drawn by:** [Name]

**Checked by:** [Name]

# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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