



JONES POTTS TAYLOR



87-89 Church Street

, Leigh, WN7 1AZ

Price guide £260,000

JonesPottsTaylor are delighted to offer FOR SALE this recently renovated INVESTMENT OPPORTUNITY of a multi-versatile commercial premises. Situated in a prominent position in Leigh town centre, close to network and transport links, schools, shops and amenities.

The premises briefly comprises of; entrance vestibule and hallway, a reception room, three separate office spaces / rooms, one of which has been upgraded to accommodate small booths and seating, kitchen and a further W.C toilet. To the first floor is one large open plan office, three separate office rooms, kitchen and a shower room / W.C toilet facilities. Outside to the front is a small garden and access to an integral garage. To the rear is a spacious outdoor seating area / garden benefitting from a storage space. Car parking is on-street within the vicinity.

This premises has previously operated as split office and catering use however it would suit a wide range of businesses including cafe, stores, light manufacturing, a showroom space and more. (subject to individual requirements and relevant planning consent)

Viewings are highly recommended to appreciate the size of this premises and the opportunity it has to offer.

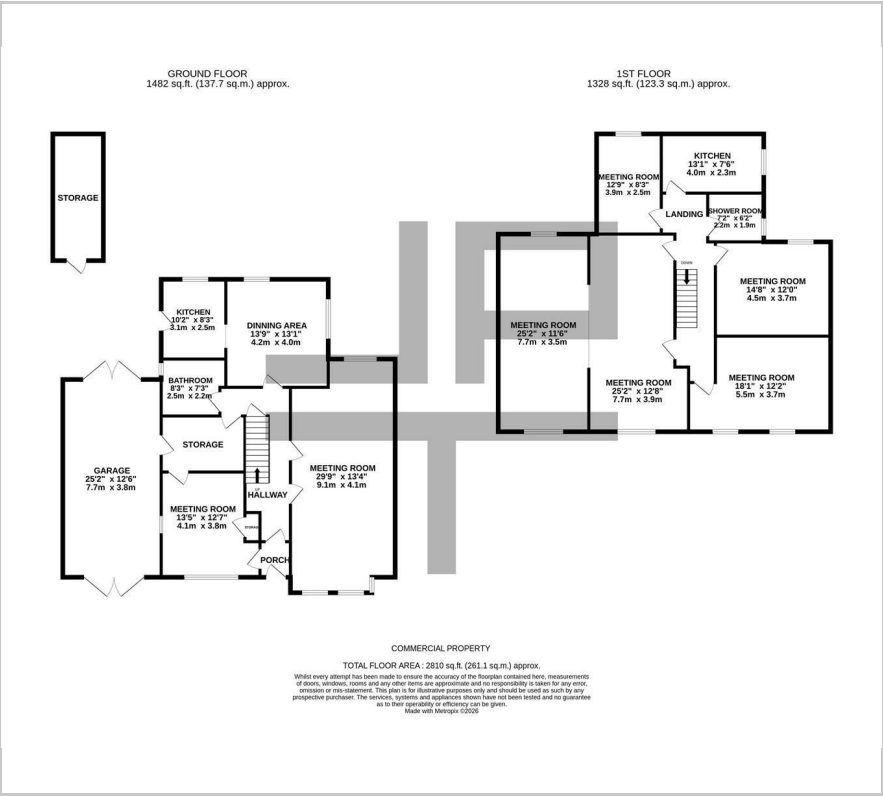
Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

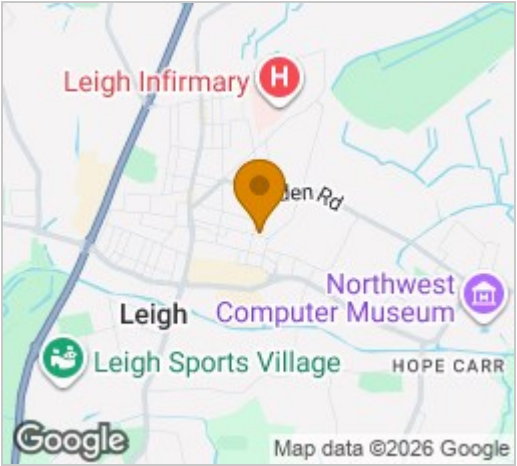
- No Onward Chain
- Investment Opportunity - Vacant Possession
- Versatile Usage Options Available
- Eight Office Rooms, Two Kitchens & W.C Rooms
- Close To Transport & Networks Links
- Secured Car Parking - Integral Garage



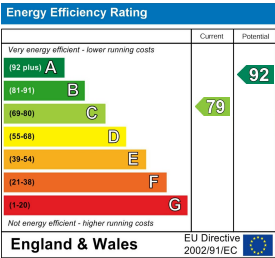
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.