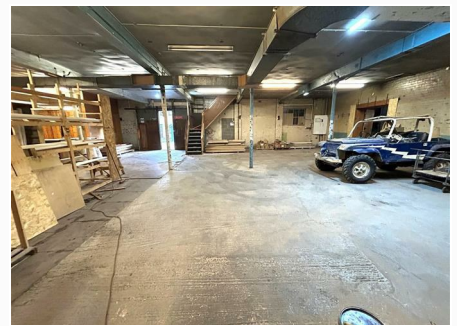


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Silk Street, Leigh

Situated in an established location with good access to the Town Centre is this substantial Industrial Unit with ample customer parking offering excellent potential for spacious business premises, redevelopment or conversion
(Subject to the usual Planning Consents)

Asking Price £475,000

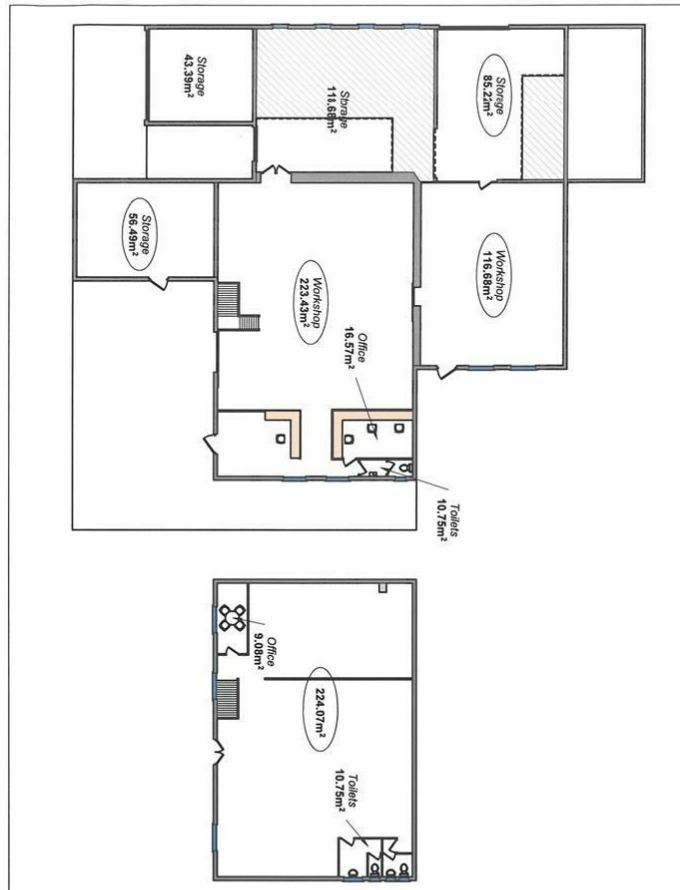
LARGE DETACHED INDUSTRIAL UNIT
10E SILK STREET, LEIGH WN7 1AW

Situated in an established location with good access to the Town Centre is this substantial Industrial Unit with ample customer parking offering excellent potential for spacious business premises, redevelopment or conversion
(Subject to the usual Planning Consents)

DIRECTIONS : Sat Nav Ref: WN7 1AW

SERVICES (NOT TESTED) No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan



A.01

10e Silk Street
WN7 1AW

DATE
July 2023

Cooke & Company
Fairclough House
51 Lord Street
Leigh
WN7 1BY



Area Map



Energy Efficiency Graph

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	

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk