

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Warrington Road, Leigh

Asking Price £99,950



Situated in prime location with good access to the town centre and A580 East Lancashire Road is this spacious tenanted commercial building to include one bedroom self contained flat

(Investment: Ground floor £540 pcm (6 months notice) Flat above First floor £350pcm, lease to council until 2035 ; Total £10,680. income)



SHOP ACCOMMODATION

SHOP 12'10 (max) x 13'11 (max) (3.91m (max) x 4.24m (max))

KITCHEN 13'2 (max) x 12'11 (max) (4.01m (max) x 3.94m (max))

STORE 9'0 (max) x 19'3 (max) (2.74m (max) x 5.87m (max))

STORE 7'1 (max) x 10'3 (max) (2.16m (max) x 3.12m (max))

FLAT ACCOMMODATION

LOUNGE

KITCHEN

BEDROOM

BATHROOM

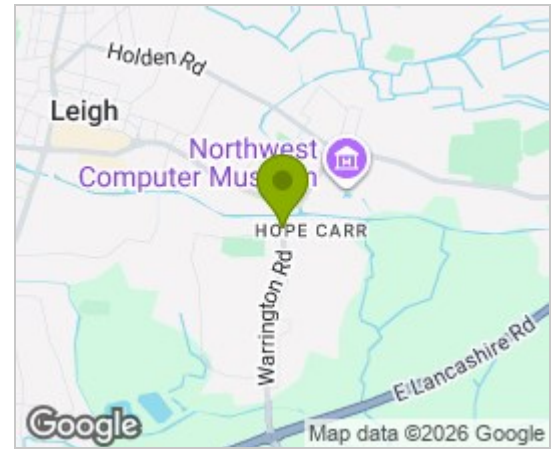
TENURE

Leasehold

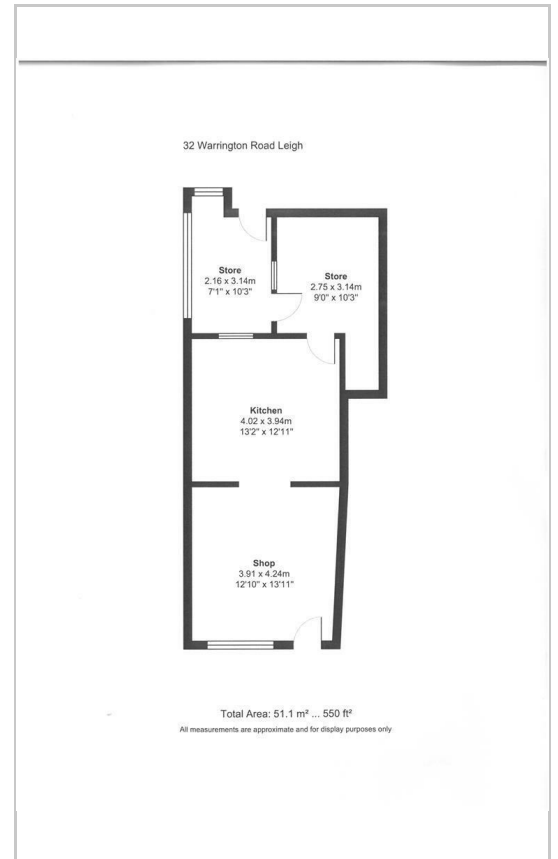
PLEASE NOTE

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

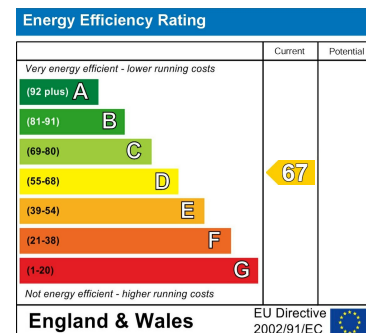
Area Map



Floor Plans



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

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