



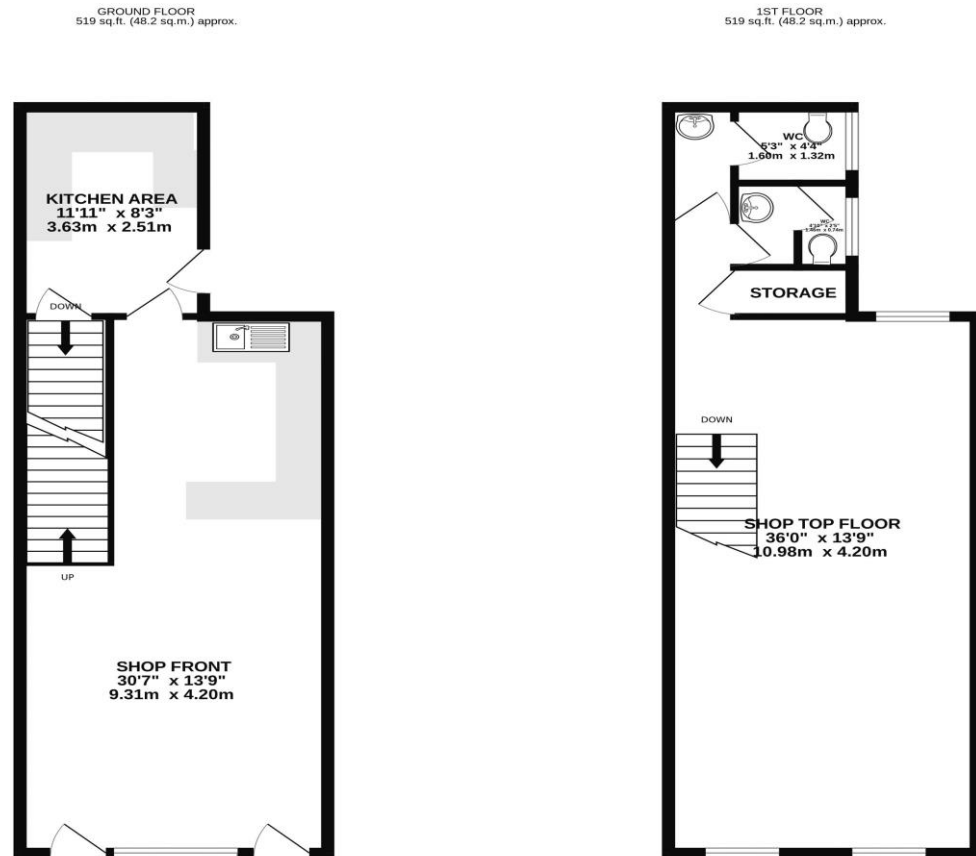
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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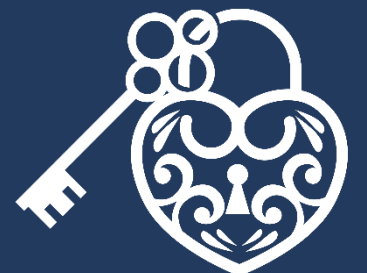


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Asking Price: £140,000

Railway Road, Leigh WN7 4AA



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Located in the vibrant centre of Leigh, this two-storey commercial property presents an excellent opportunity for investors or owner-occupiers alike. The property is now vacant and available for immediate sale. The property comprises a two-storey building with pavement frontage onto Railway Road Street and was most recently occupied as a café/bistro but could be used for a variety of purposes.

The ground floor benefits from a fully glazed retail frontage with pedestrian access doors providing direct entry into the main ground floor area which also has a staircase leading to the first floor. There is a kitchen located at the rear of the building. The first floor provides an additional spacious area and the toilet facilities.

The property occupies a highly visible position along Railway Road with strong roadside presence.

Viewings are now welcomed.

