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**TO
LET**



SUBSTANTIAL RETAIL PREMISES

267.9 m² (2,884 ft²)

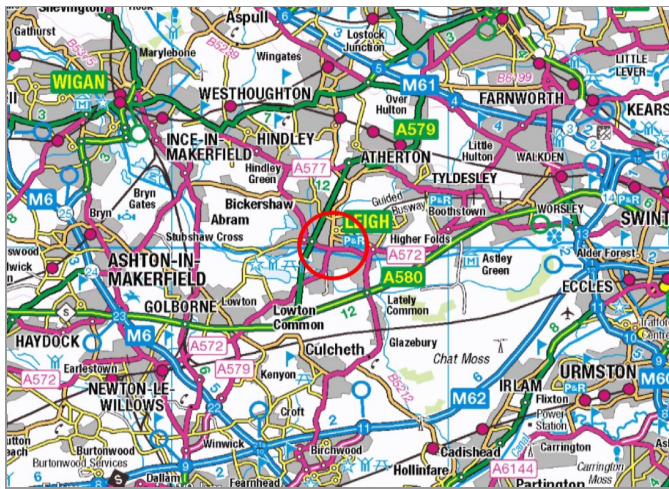
44-46 Bradshawgate
Leigh
WN7 4LA

- Open Plan Sales Accommodation
- Prominent High Street Location
- Would Suit A Variety Of Uses

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Location

The property is prominently situated in the centre of Leigh fronting Bradshawgate which forms part of the pedestrianised retailing core within the town.

Other occupiers in close proximity include Mr Rigby's Leisuretime Amusements, Halifax, Max Spielman, Warren James Jewellers, Befred, Specsavers, Subway, H & T Pawnbrokers, Totally Wicked, Greenhalghs and Hays Travel.

The Spinning Gate Shopping Centre is located to the rear of the subject premises, as is the market hall, with the town's bus station also situated nearby.

Description

The premises comprise a two storey mid terrace property of conventional masonry construction benefiting from a glazed shop front.

Internally, the premises provide open plan sales accommodation on the ground floor which benefits from an existing suspended ceiling and LED light fittings. To the side is a staff office and goods lift.

At first floor level the building provides storage accommodation together with a staff kitchen and female and male WC facilities.

Services

We believe that the premises have mains connections to electricity, water and drainage, with the accommodation having the benefit of a hard wired fire detection system.

Accommodation

The premises extend to the following approximate net internal areas:

| | m ² | ft ² |
|---------------------|----------------|-----------------|
| Ground Floor Sales | 160.0 | 1,725.8 |
| Ground Floor Office | 8.3 | 89.2 |
| First Floor | 99.3 | 1,069.0 |
| Total | 267.9 | 2,884 |

Rating Assessment

The property has a Rateable Value of £21,750.

Interested parties are advised to make their own enquiries of the local rating authority at Wigan Council (www.wigan.gov.uk).

Planning

The premises have an established use generally falling within Class E of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own separate enquiries of the local planning authority at Wigan Council (www.wigan.gov.uk).

Tenure

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Asking Rental

£26,000 per annum, exclusive.

Energy Performance Certificate

| | | |
|---|---------------------------|----------------------------------|
| 44-46 Bradshawgate LEIGH Wigan M4A | Energy rating C | Valid until: 11 November 2035 |
| Certificate number: 9023-881-3159-4462-9045 | | |

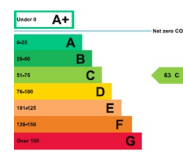
| | |
|------------------|--|
| Property type | Retail/Financial and Professional Services |
| Total floor area | 300 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the standard rate.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk