

43 Bradshawgate, Leigh  
WN7 4NB

Retail investment opportunity  
158.60 SQM (1,688 SQFT)

for sale



£220,000

- 2 storey town centre commercial premises
- Within the defined prime retail & commercial area of Leigh town centre
- Premises provide for ground floor retail space along with storage and amenity accommodation to 1st floor
- Passing rental of £22,000 p.a.
- Lease expiry October 2030

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10 Beecham Court, Wigan. WN3 6PR

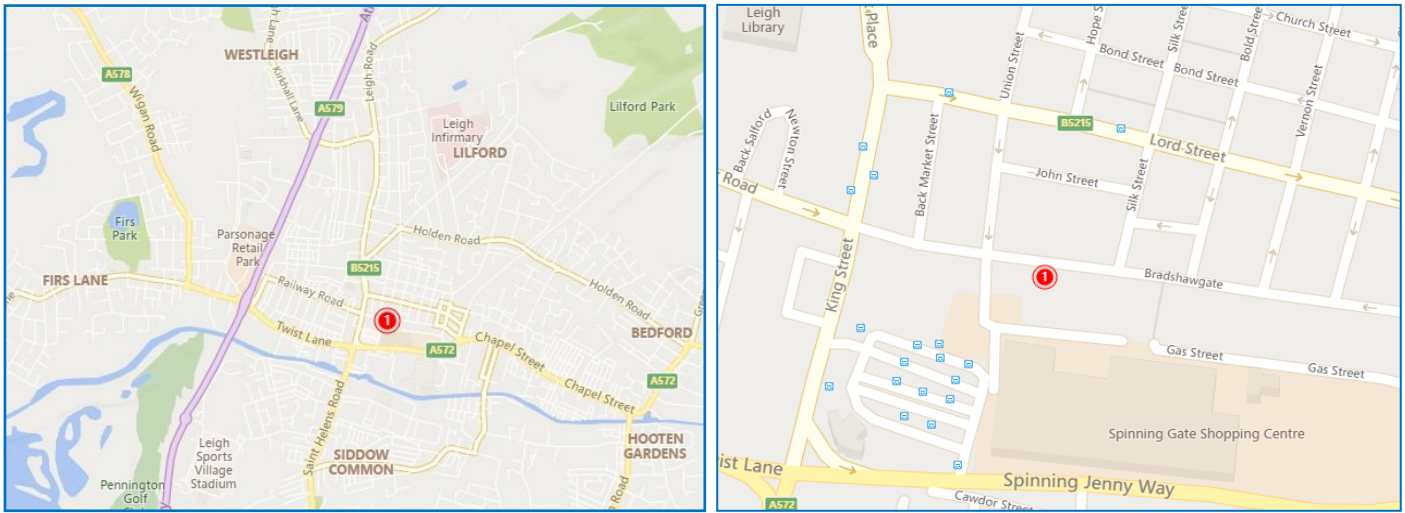
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## Location

The subject property is located within the defined prime shopping area of Leigh town centre fronting the pedestrianised area of Bradshawgate, amongst other retail users and close to the towns bus station. Occupiers in the vicinity include Subway, Boots, Greggs, Specsavers, Santander, McDonalds and Superdrug. The property benefits high levels of passing footfall being in close proximity to a new Home Bargains store and new Poundland

## Description

The property comprises a traditional mid terrace unit which is pavement fronting. The accommodation is provided over 2 floors with the ground floor utilised for sales area, preparation kitchen, stores and WC with the first floor utilised for ancillary accommodation including stores, kitchen and further WC.

## Accommodation

The property provides the following accommodation.

	SQM	SQFT
GF Retail	74.80	805
GF Storage	15.30	165
First Floor	66.70	718

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Heating is provided by wall mounted electric radiators

## Rating

The property has the following current entry in the 2023 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Shop & Premises	£12,000	£6,144.00 p.a.

## Tenancies

The property is occupied by Pound Bakery which we understand is by way of a full repairing and insuring lease running from October 2020 and expiring October 2030 at a passing rent of £22,000 per annum. Furthermore, we understand there to be a rent review on the 5<sup>th</sup> anniversary of the lease

## Price

Guide price of £220,000 which reflects an initial yield of 10% (before costs).

## Tenure

We understand the property is held by way of 2 titles as follows. Freehold title number GM658845 & Long Leasehold tile number GM575494

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate Your legal adviser should verify.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation.

## EPC

The property has an Energy Performance Rating of C-73.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

Nov 2023 AG0718

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### Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.