

Bradshawgate

Leigh, Lancashire, WN7 4NB

A parade of local and convenience shops



- Busy pedestrianised shopping street
- Adjacent to Boots and Thomas Cook
- Dedicated loading and staff parking
- Ground and upper floors

Occupiers Include:

 Thomas Cook

 greenhalgh's
A Family Baker

GAMESTATION

LCP

01384 405631
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Total Development

6,456 sq.ft (600 sq.m)

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A terrace of high street retail units located on a busy pedestrianised shopping street in Leigh, with close proximity to the junction with Ellesmere Street and the entrance to The Spinning Gate Shopping Centre. The premises benefit from significant footfall and dedicated rear loading and staff parking.

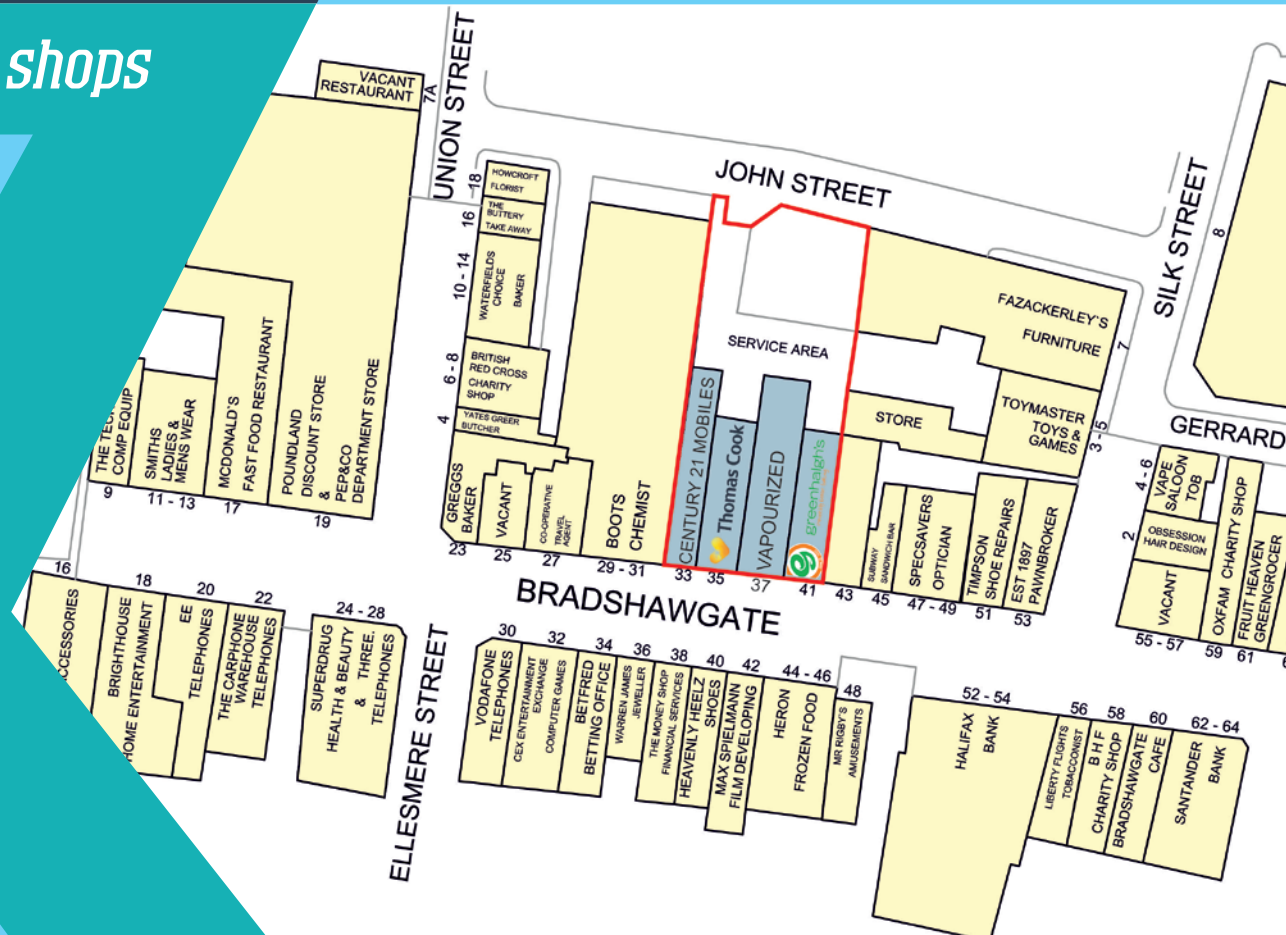
Possible Uses

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Current Total Unit

5

No properties currently available.
For details of any available "off-market" opportunities, please contact the Asset Manager.



**Large pay and display
car park nearby**

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Location WN7 4NB

Leigh is a town in the Metropolitan Borough of Wigan, Greater Manchester, England, Northwest of Chat Moss.

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Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Rateable Value

Interested parties are advised to make their own enquiries with the Local Authority. Rateable Value is subject to change in April 2023.

Services

Mains electricity, water and drainage are connected to the properties.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the incoming tenant's responsibility to verify at their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

*Potential occupiers to make own enquiries to clarify accuracy of data.

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Contact:

Strictly via prior appointment
with the asset manager:

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