



Situation

Located along the town's main retail thoroughfare, near to the junction with Bedford Street, adjacent to **Iceland**, approx. 200 yards from **The Spinning Gate Shopping Centre**, and amongst a host of local traders. Leigh lies some 12 miles to the west of Manchester and 21 miles north-east of Liverpool and enjoys good road access via the A579 and the A580.

Property

A mid terrace building comprising a **Large Deep Ground Floor Retail Unit** with internal access to **Offices/Ancillary Accommodation** at first floor level. The property benefits from a **rear gated yard providing parking for 6-7 cars** accessed from Gas Street. The town's main car park, which leads to the market area, abuts the rear of the property.

Accommodation

Ground Floor Retail Unit

Gross Frontage	34'6"	
Internal Width	32'9"	
Shop & Built Depth	74'3"	
Area	Approx.	2,300 sq ft
Incl. disabled WC		

First Floor Offices/Ancillary

5 Rooms, Ladies & Gents WCs + Boiler Room		
Office/Ancillary Area	Approx.	1,680 sq ft
Kitchen Area	Approx.	70 sq ft

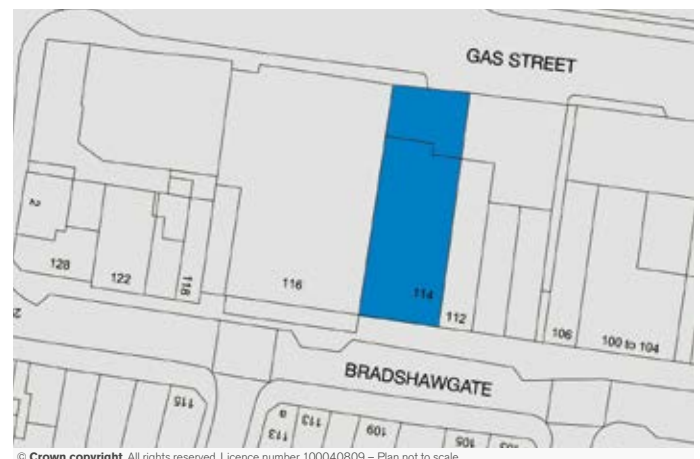
Total Area	Approx.	4,050 sq ft
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VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

Note 1: The Property was previously let at £25,000 p.a.

Note 2: There is potential to self-contain the first floor with either front or rear access to create residential accommodation, subject to obtaining the necessary consents.



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Vendor's Solicitors

Parker Thomas

Tel: 020 7242 5462 Ref: I. Stone

Email: irving.stone@parkerthomas.co.uk

4,050 sq ft Vacant Retail Unit

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page