

To Let  
Available Q3/Q4 2024

CGI IMAGE



# High Quality Refurbished Retail & Business Unit

936 SQ FT (86.95 SQ M)

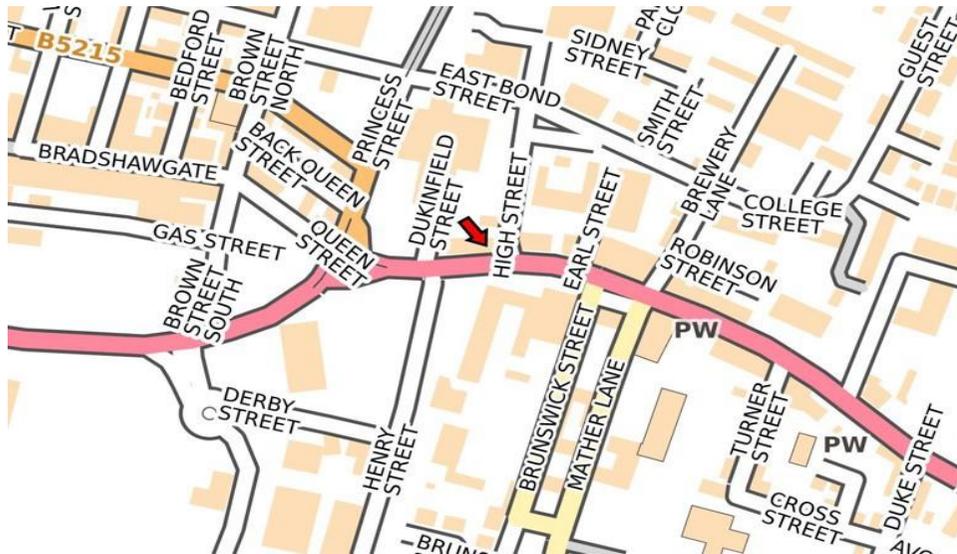
📍 UNIT G1, 33 CHAPEL STREET, LEIGH, LANCASHIRE, WN7 2PB

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Available Q3/4 2024 - subject to review
- A self-contained ground floor/commercial retail unit (office scheme will be at first floor)
- To be refurbished to a high standard
- Fitted to agreed shell specification, ready for Tenant fit-out
- Prominent location fronting Chapel Street (A572)
- Suitable for a range of uses under E-Class, including retail, restaurant/cafe, offices, financial and professional services and medical uses
- Parking available at the rear (1 x space per unit)
- Situated on the fringes of Leigh Town Centre
- Glazed frontage with external seating areas
- Rent £15,000 per annum exclusive



## LOCATION

The property is located prominently fronting Chapel Street (A572), close to its junction with Spinning Jenny Way, Princess Street and Queen Street, on the fringes of Leigh Town Centre. Nearby occupiers include Leigh Police Station, The Loom Retail Park, with Tenants such as Tesco Superstore, Nando's and Cineworld.

## DESCRIPTION

The available accommodation, Unit G1, is situated within a parade of 3 x ground floor retail units that are to undergo extensive and specialist renovation by local contractors, to provide for high quality, individual business premises, suitable for a range of uses. The retail units will be situated below high quality office accommodation on the first floor.

The unit will be finished to a Landlord shell specification, ready for internal fit-out to suit the ingoing Tenant's business use and operation. Further information on proposed shell Landlord finish is available on request.

The unit is regular in shape and will benefit from display frontage onto Chapel Street, with space for external seating (subject to end uses).

This is an exciting opportunity to secure high quality accommodation and to create a bespoke and boutique business premises. Early expression of interest is recommended.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
G1 - Ground Floor	86.95	936

## SERVICES

The mains services connected to the unit will include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

The unit will be refurbished and handed to Tenants in a shell specification, to be agreed.

## LEASE TERMS

The unit is available on a Tenant's Internal Repairing and Insuring lease, for a minimum 3 to 5 year lease.

## RENTAL

Unit	Rental (PA)
G1 - Ground Floor	£15,000

**\*All rents are exclusive of VAT, Business Rates, insurance contribution and of course, utilities**

## VAT

VAT is applicable and will be charged at the prevailing rate.

## USE

Use Class E - Commercial, Business & Service.

## BUSINESS RATES

The unit will be re-assessed by the District Valuer for Business Rates purposes on occupation by a new Tenant. We are therefore unable to advise on the Business Rates payable for the unit. Interested parties are advised to make their own enquiries with the Local Authority (Wigan Council).

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

An EPC will be commissioned upon practicable completion. A full copy of the Report will then be available on request.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

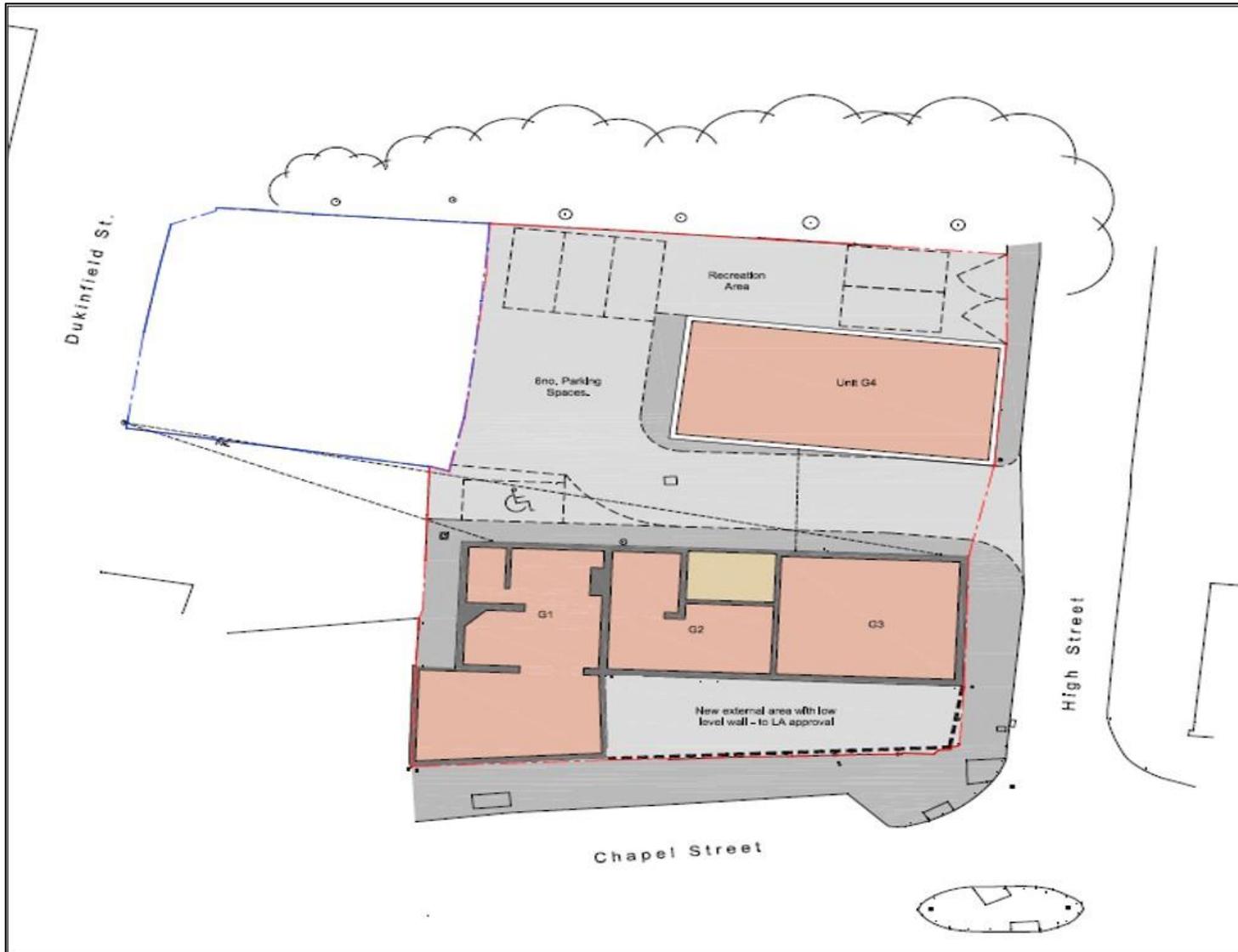
07919 414752 [✉ daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

**Adam Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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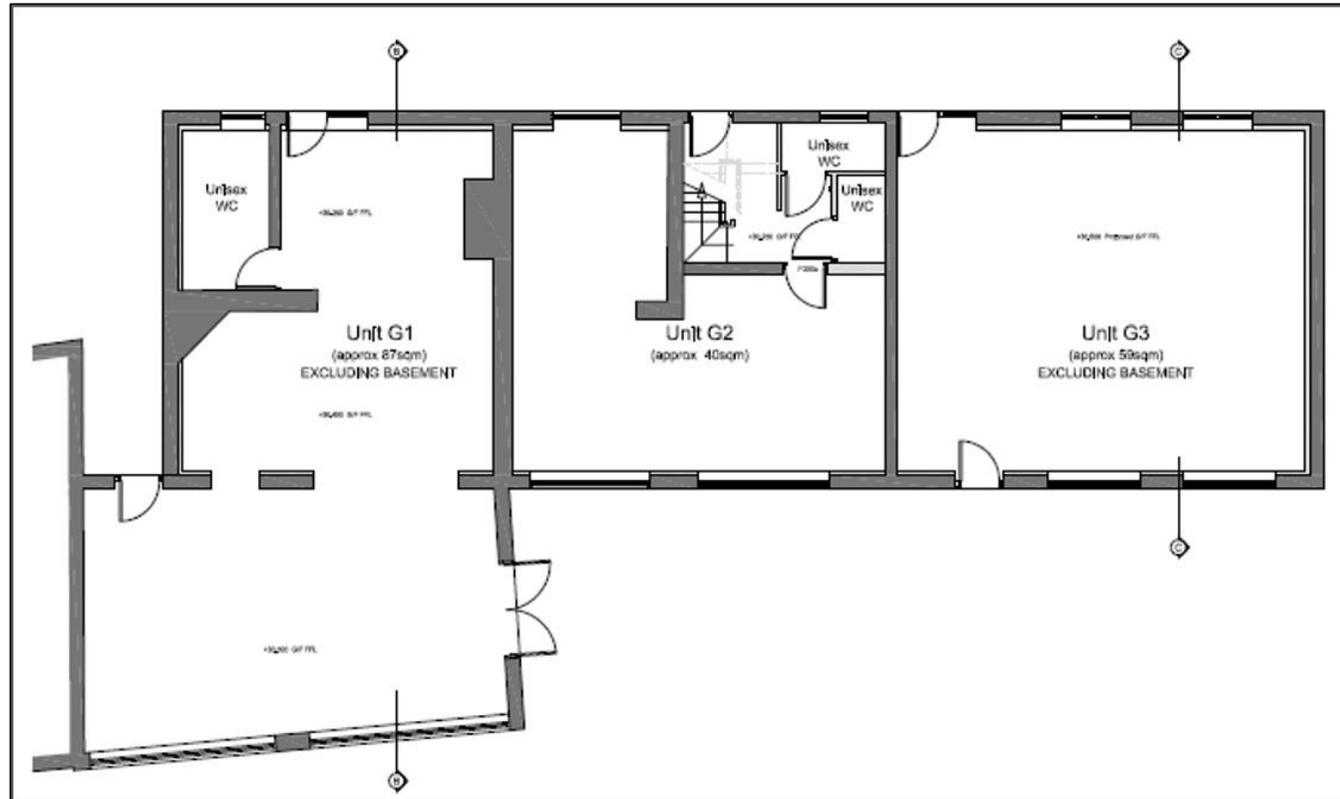
# Proposed Site Plan



# Proposed Elevations



## Proposed Floor Plan



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