

For Sale



Freehold Town Centre Retail Investment Property

1,133 SQ FT (105 SQ M)

33 BRADSHAWGATE, LEIGH, WN7 4NB

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Situated in a fantastic High Street location upon Bradshawgate within Leigh Town Centre
- Excellent investment opportunity
- Busy pedestrianised town centre location
- Potential for alternative uses and/or complete redevelopment, subject to consents
- Potential for alternative uses and/or complete redevelopment, subject to obtaining the necessary planning consents
- Producing a rental income of approximately £11,000 per annum (ERV £13,000 per annum)
- Car parking to the rear
- The property is held Freehold as part of Title Number LA9129
- Offers in the Region of £150,000



LOCATION

Leigh is a town in the Metropolitan Borough of Wigan, located approximately 12 miles west of Manchester City Centre, 7 miles south of Bolton and 6 miles south east of Wigan. The town benefits from excellent road communications being at the junction of the A579 and the A580 and some 6 miles east of the M6 Motorway (Junction 23).

The property is situated in a busy pedestrianised town centre location on the north side of Bradshawgate, the town's principal retail thoroughfare, between it's junctions with Silk Street and Union Street.

Nearby occupiers include Boots (adjacent), Specsavers, Greggs, Heron Foods, Santander, Holland & Barrett, EE, McDonalds, Halifax and Superdrug, amongst many others.

DESCRIPTION

The property comprises a two storey retail shop set within a well established parade. The property has an aluminium shop front with central entrance door. The accommodation is generally open-plan with stores towards the rear.

Parking and loading is available for the occupier to the rear.

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
Ground Floor	76.4	822
First Floor	28.9	311
TOTAL	105.3	1,133

TITLE/TENURE

The property is held Freehold and forms part of Title Number LA9129.

SERVICES

The mains services connected to the property include water supply, gas 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.

PRICE AND VAT

Offers in the Region of £150,000. VAT is applicable on the sale.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the property has a Rateable Value assessment, as at 1st April 2023, of £10,750. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Wigan Council).

OCCUPATIONAL LEASES

Property	Tenant	Current Rental (PA)	Lease Comments
33 Bradshawgate	Century 21 Mobiles Limited	£11,000	10 year lease from 11.03.2019, with 5 yearly reviews to Open Market Rent.

LEGAL COSTS

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

USE

The property may suit a variety of alternative uses and/or complete redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local planning authority (Wigan Council).

EPC

The property has an current Energy Efficiency Rating of C(69). The certificate is valid until 6th February 2034. A full copy of the Report is available upon request.

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C

69 C

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

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

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