



For Sale

Freehold Town Centre Retail Investment Property

1,308 SQ FT (122 SQ M)

📍 35 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 £27,150 per annum
- Car parking to the rear
- The property is held Freehold as part of Title Number LA9129
- Offers in the Region of £195,000



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 its 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 unit with brick elevations set beneath a flat roof covering. The ground floor is fitted to a good standard, similar to an office fit-out and the first floor is staff breakout areas. The shop front is aluminium in the Tenant's signage and has an offset door to the right as a customer entrance.

The rear provides for some staff parking.

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 | 86 | 928 |
| First Floor | 35 | 380 |
| Total | 122 | 1,308 |

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 £195,000. VAT is applicable on the sale.

TITLE/TENURE

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £12,250, with effect from 1st April 2023. 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.

OCCUPATIONAL LEASES

| Property | Tenant | Current Rental (PA) | Lease Comments |
|-----------------|---------------------|---------------------|---|
| 35 Bradshawgate | Hays Travel Limited | £27,150 | 5 year lease term from 15.10.2020 on FRI terms. |

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).

COVENANT STRENGTH

Hays Travel Ltd was incorporated in 1986 and are the UKs largest independent travel agent. In 2019 they acquired the Thomas Cook retail estate and currently trade from over 450 locations throughout the UK. Website: www.haystravel.co.uk. For the year ended 30.04.2022 Hays Travel Limited reported a turnover of £219,409,000 a pre-tax profit of £14,355,000, shareholder's funds of £28,641,000 and a net worth of £26,539,000 (Source: Experian 15.01.2024).

01990682 : HAYS TRAVEL LIMITED

| Score | Risk | Credit Limit | Credit Rating |
|-------|---------------|--------------|---------------|
| 100 | Very Low Risk | £5,200,000 | £1,700,000 |

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of E(101). The certificate is valid until 7th June 2030. A full copy of the Report is available upon request.

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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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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.