

For Sale



Freehold Retail Town Centre Investment Property

1,171 SQ FT (109 SQ M)

📍 41 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 £12,000 per annum
- Car parking to the rear
- The property is held Freehold as part of Title Number LA9129
- Offers in the Region of £170,000



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 well established bakers, located in a popular retail parade in Leigh Town Centre. The property is two storey set beneath a flat roof covering. The ground floor comprises a customer facing counter with fitted baking ovens and stores to the rear. The first floor accommodates staff welfare facilities

Externally, parking and loading facilities are available 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	83	890
First Floor	26	281
Total	109	1,171

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 £170,000. VAT is applicable on the sale.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,750, 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
39 Bradshawgate	Greenhalghs Craft Bakery Limited	£12,500	5 year lease from 20.10.2023 on FRI terms, with a Tenant's Break at the 3 rd Anniversary.

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

Greenhalghs Craft Bakery Limited were incorporated in 1957. They trade from 59 retail shops, along with a wholesale and fleet sector, supplying high-quality bakery products to convenience stores, high street retail stores, farm shops, and sole proprietorships, through to nationwide providers including major supermarket chains. Website: www.greenhalghs.com. For the year ended 30.01.2023 they reported a turnover of £25,208,327 a pre-tax loss of £489,360, shareholder's funds and a net worth of £14,116,046 (Source: Experian 15.01.2024).

00580014 : GREENHALGH'S CRAFT BAKERY LIMITED			
Score	Risk	Credit Limit	Credit Rating
100	Very Low Risk	£600,000	£200,000

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 D(84). The certificate is valid until 15th June 2030. A full copy of the Report is available upon request.

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D

84 D

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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