

To Let
Private parking at the rear



Prominent Retail/Office Building With Car Parking

942 SQ FT (87.51 SQ M) - PLUS PRIVATE PARKING FOR 2/3 VEHICLES

📍 37-39 LORD STREET, LEIGH, WN7 1BY

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent building fronting busy thoroughfare
- Double fronted end of terrace retail/office premises
- Private car park at the rear for 2-3 vehicles
- Well presented accommodation
- Arranged over ground and first floor levels
- Walking distance of town centre amenities and Leigh Guided Busway (Park and Ride)
- May suit a variety of uses - subject to planning permission
- New lease
- £10,000 per annum exclusive



LOCATION

The property occupies a prominent position, fronting Lord Street at its junction with Charles Street, on the fringes of Leigh Town Centre. Lord Street is a main vehicular thoroughfare, with a one way traffic flow through the town centre.

The immediate area is a mixed use commercial and residential area. The property is situated within a short walk of the town centre retail core and the new Guided Busway, providing transport connections between Leigh, Atherton, Tyldesley, Ellenbrook and Manchester City Centre (via Salford).

DESCRIPTION

Comprising an extensive double fronted end of terrace property of traditional brick construction (rendered left and rear elevations) and set beneath a pitched, hipped and slated roof covering.

Internally, the property is configured over ground, first and basement levels and suitable for professional office uses (Estate Agents, Insurance Broker, etc) or retail uses. At ground level the accommodation is predominantly open plan. At first floor there are private offices/meeting rooms and stores, plus staff welfare facilities. At the rear of the property there is a private car park for 2-3 vehicles.

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	44.22	476
First Floor	43.29	466
Total	87.51	942

*plus private parking for 2-3 vehicles

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.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed, with a minimum lease term of between 3-5 years.

RENTAL

£10,000 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,700, 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 available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

LEGAL COSTS

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

USE

E-class (Commercial, Business and Services).

May suit a range of uses (Estate Agents, Insurance Brokers office, Accountants, or retail uses). Interested parties are advised to make their own enquiries direct with the Local Planning Authority (Wigan Council).

EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

VIEWINGS

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

Nathan Broughton | Property Agent

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07919 414752 ✉ daniel.westwell@turnerwestwell.co.uk

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.