

To Let
£4,950 per annum
exclusive



High Quality Ground Floor Studio Office Accommodation

250 SQ FT (23.22 SQ M)

📍 SUITE 5, UNIT 4, PRIORITY HOUSE, 16 BROWN STREET NORTH, LEIGH, WN7 1BU

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- High quality ground floor office accommodation
- Recently refurbished to high standard
- Located on the fringes of Leigh Town Centre, close to guided bus way
- Shared kitchen and WC facilities (separate male/female facilities)
- 2 x car parking spaces included
- Superb studio accommodation for professional occupiers
- Walking distance of many shops and amenities
- £4,950 per annum exclusive of service charge



LOCATION

The subject property is located prominently upon Brown Street North on the fringes of Leigh Town Centre, at its junction of Platt Fold Street and Church Street. The immediate area is a well established, mixed-use area with nearby occupiers including warehousing operators, showroom and office uses, together with residential properties.

The guided bus route is located a short walk from the property, providing excellent public transport access.

DESCRIPTION

The subject property comprises of a modern, detached two storey multi-let office property with private gated parking situated on the fringes of Leigh Town Centre.

The available accommodation is situated at ground floor and comprises of a self-contained studio office suite, including 2 x secure car parking spaces.

SPECIFICATION

- Refurbished to a high standard
- Contract quality carpet tiled floor coverings
- Gas central heating to panel radiators
- Open plan and cellular suites
- Plaster painted walls and ceilings
- Raised floor boxes for IT installation
- Shared modern kitchen and WC facilities
- 2 x car parking spaces included

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Suite 5 - Ground Floor	23.22	250

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£4,950 per annum exclusive.

SERVICE CHARGE

The service charge will be operated on a fully transparent "open-book basis", with each suite responsible for a percentage of any service charge costs, based on floor area apportionment. The service charge items will include services such as cleaning of common areas (kitchen/WC's), buildings insurance, general repairs and maintenance, cleaning of common areas, kitchen and WC supplies, etc.

Further information is available on request.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

The Tenant is responsible for the payment of Business Rates attributable to Suite 5.
100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.(Wigan Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.



LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C(68). The certificate is valid until 25th July 2026. A full copy of the Report is available upon request.



ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

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

Daniel Westwell | Director

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or lessors of this property whose agents they are given notice that a] The particulars are set out as a
stitute 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.