

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chapel Street, Leigh

Asking Price £139,950



Situated on a main road position and excellent passing trade are these commercial premises offered for sale as a business opportunity with ground floor retail and two separate self-contained flats

The retail unit is currently let for £600 pcm. Flat 1 and Flat 2 are vacant with a potential rental of £550 each pcm and in need of some modernisation.



GROUND FLOOR :

RETAIL AREA - (CURRENTLY LET) 17'4 (max) x 14'4 (max)
(5.28m (max) x 4.37m (max))

REAR STORE ROOM 13'2 (max) x 10'7 (max) (4.01m (max)
x 3.23m (max))

Access to Cellar

FLAT 1

LOUNGE AND KITCHEN 14'3 (max) x 9'4 (max) (4.34m
(max) x 2.84m (max))

Radiator.

BEDROOM 11'8 (max) x 8'1 (max) (3.56m (max) x 2.46m
(max))

EN SUITE

Panelled bath. Low level Wc. Pedestal wash hand basin.

FLAT 2

LOUNGE/BEDROOM 12'3 (max) x 14'0 (max).
(3.66m'0.91m (max) x 4.27m'0.00m (max).)

Radiator. Fire and surround.

KITCHEN 15'6 (max) x 10'2 (max). (4.57m'1.83m (max) x
3.05m'0.61m (max).)

Base units. Radiator

SHOWER ROOM

Shower. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE :

The property is pavement fronted on a spacious corner plot. There is car parking to the rear of the property with the option for further development subject to planning.

TENURE :

Freehold

COUNCIL AND TAX BAND

Enquiries to Wigan Council.

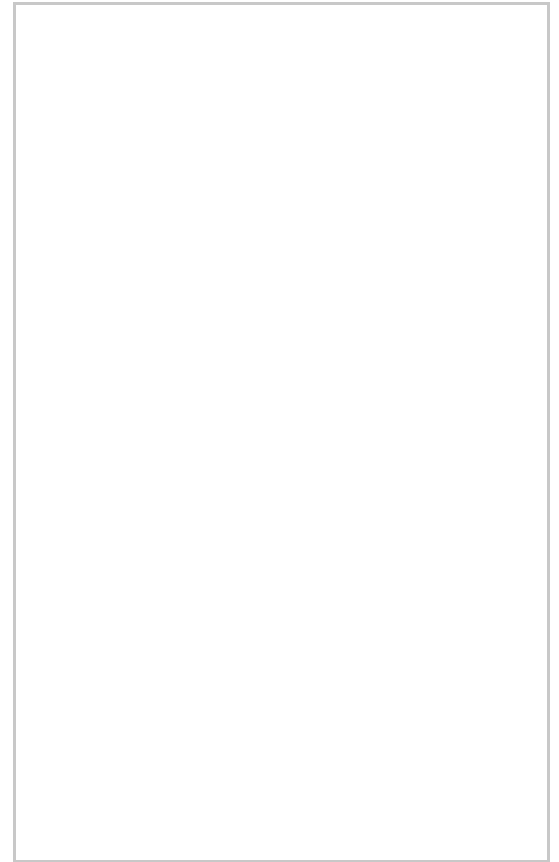
PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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