

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Queen Street, Leigh

Asking Price £89,950

5 Queen Street

Leigh, WN7 4NQ



GROUND FLOOR :

RETAIL

31'6 (max) x 18'3 (max) (9.60m (max) x 5.56m (max))

OFFICE AREA

15'4 (max) x 8'2 (max) (4.67m (max) x 2.49m (max))

STORE ROOM 1

10'7 (max) x 8'2 (max) (3.23m (max) x 2.49m (max))

STORE ROOM 2

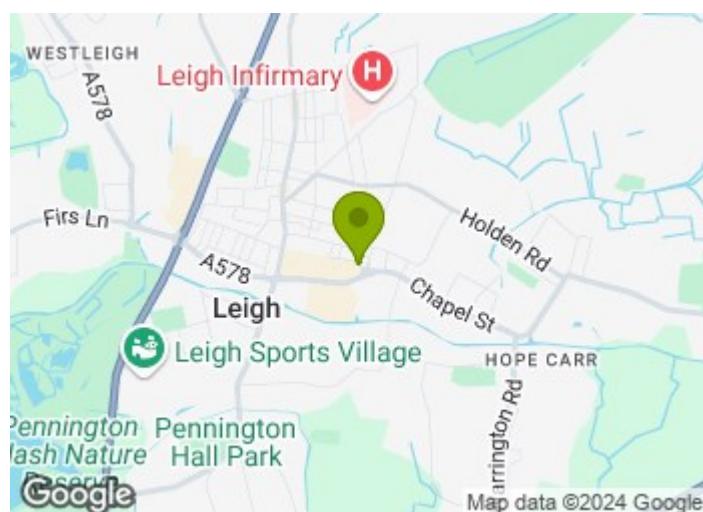
16'2 (max) x 10'1 (max) (4.93m (max) x 3.07m (max))

STORE ROOM 3

23'0 (max) x 11'3 (max) (7.01m (max) x 3.43m (max))
Loading Bay.

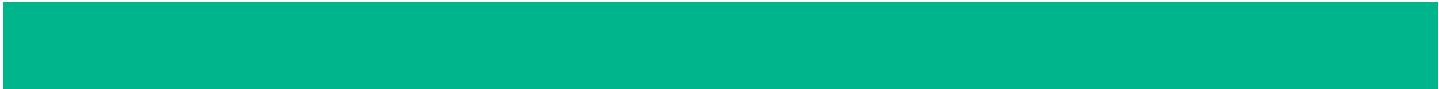
STORE ROOM 4

7'5 (max) x 2'9 (max) (2.26m (max) x 0.84m (max))



Directions

WN7 4NQ



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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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	