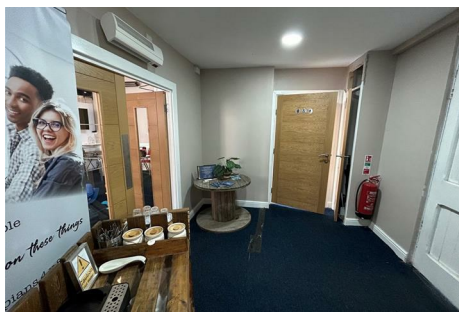


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Ulleswater Street, Leigh

Situated in a well-established location with good access to the town is New Life Church with a large main hall, kitchen facilities and additional rooms and WC facilities.

Currently used as a place of worship
Excellent potential for other uses
(subject to usual planning/consents)

Asking Price £175,000

Ulleswater Street

Leigh, WN7 4DZ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

10'2 (max) x 9'1 (max). (3.05m'0.61m (max) x 2.74m'0.30m (max).) Ramp accessibility.

CLASSROOM

10'5 (max) x 9'1 (max) (3.05m'1.52m (max) x 2.74m'0.30m (max)) 10'5 (max) x 9'1 (max)

TOILET

7'9 (max) x 7'11 (max) (2.13m'2.74m (max) x 2.13m'3.35m (max)) WC. Wash Basin

MAIN HALL

29'5 (max) x 25'3 (max) (8.84m'1.52m (max) x 7.62m'0.91m (max)) Radiator

OFFICE

5'10 (max) x 7'1 (max) (1.52m'3.05m (max) x 2.13m'0.30m (max)) OFFICE 5'10 (max) x 7'1 (max)

KITCHEN

10'4 (max) x 8'5 (max) (3.05m'1.22m (max) x 2.44m'1.52m (max))

CLASSROOM

15'0 (max) 10'7 (max) (4.57m'0.00m (max) 3.05m'2.13m (max))

OUTSIDE

Small decked outdoor area

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

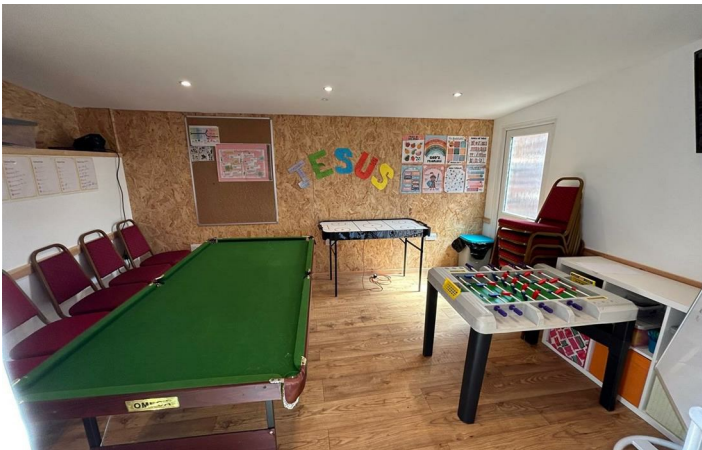
Business rates

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.

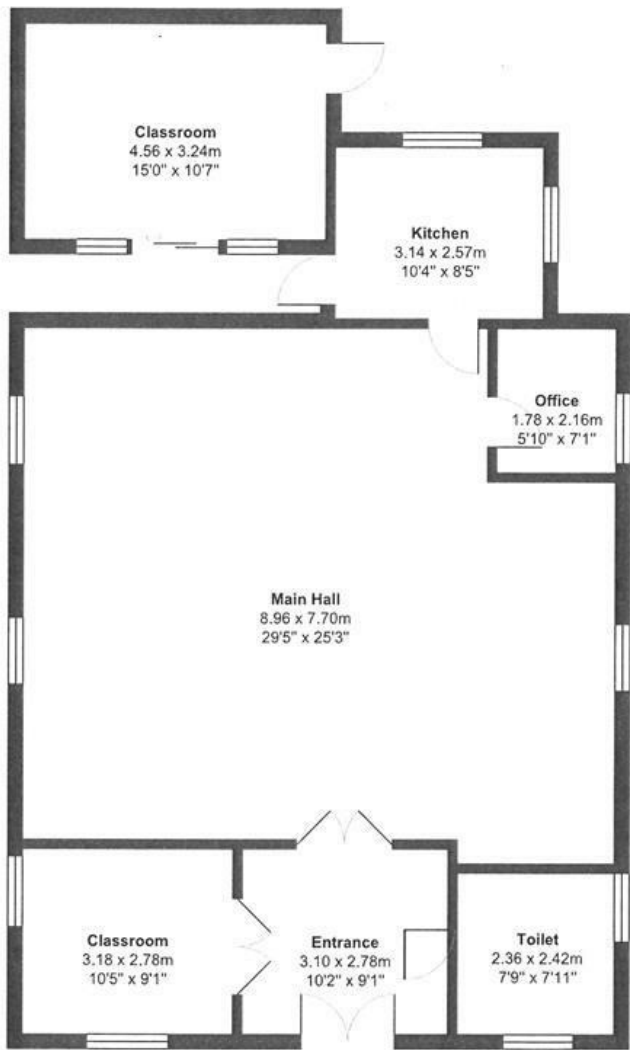


Directions
WN7 4DZ



Floor Plan

New Life Church Ulleswater Street Leigh



Total Area: 118.9 m² ... 1280 ft²

All measurements are approximate and for display purposes only

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

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		