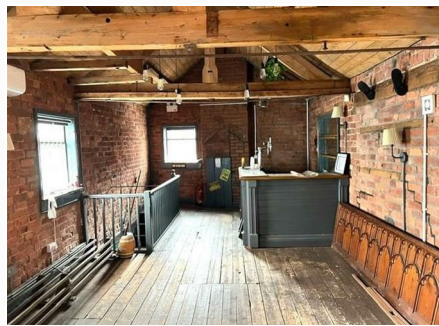
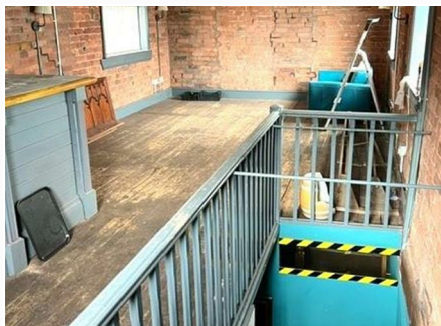


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Leigh

Currently used as licensed premises  
comprising ground floor function room  
with outside access and cloakroom facilities  
and on the first floor there is a bar with seating area  
with the potential for other uses, subject to  
the usual planning consents

**Asking Price £110,000**

In further detail the property includes:- On the ground floor: Entrance hallway, ladies/gents cloakroom, function room with rear access. On the first floor there is a large bar and seating area.

The property is currently used as a licensed premises and the fixtures and fittings could be negotiated should the prospective buyer wish to continue with this line of business.

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

### **LADIES/GENTS CLOAKROOM/WC**

**FUNCTION/STORE ROOM 36'3 (max) x 9'7 (max) (11.05m (max) x 2.92m (max) )**

### **FIRST FLOOR :**

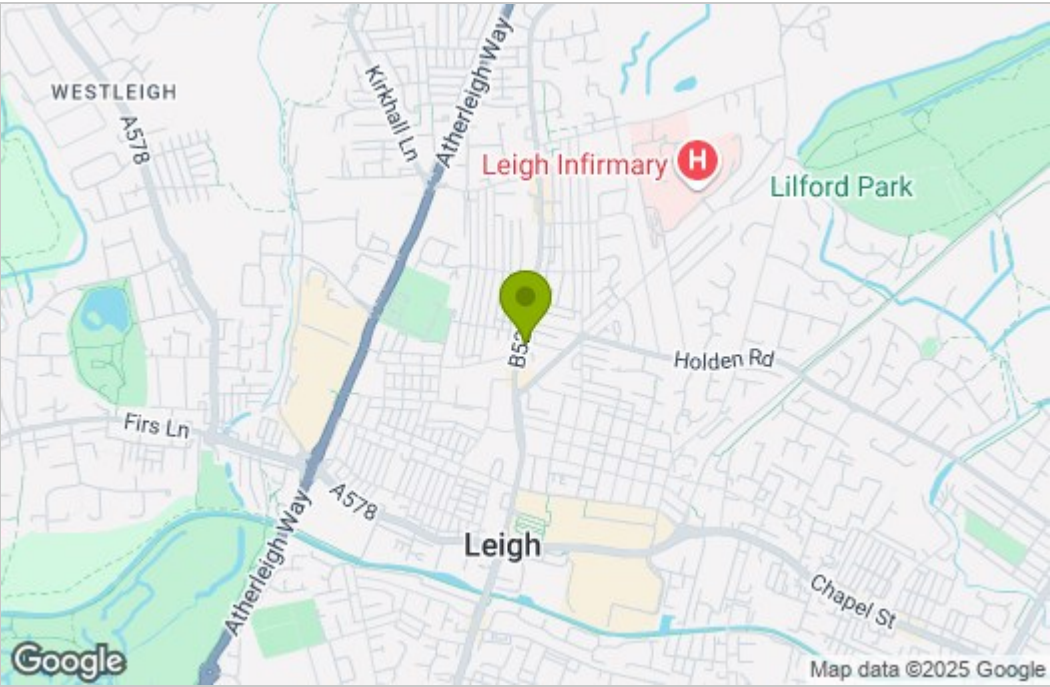
**BAR AND SEATING AREA 28'9 (max) x 13'4 (max) (8.76m (max) x 4.06m (max) )**

### **SERVICES (NOT TESTED)**

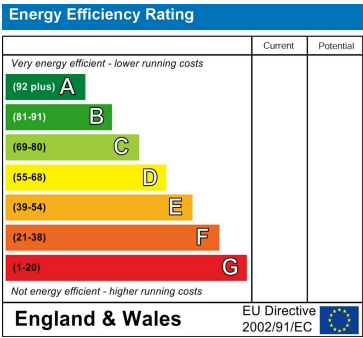
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

Area Map



Energy Efficiency Graph



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.