



2 Railway Road

Leigh, Greater Manchester WN7 4AX

Tenure

Freehold

Price

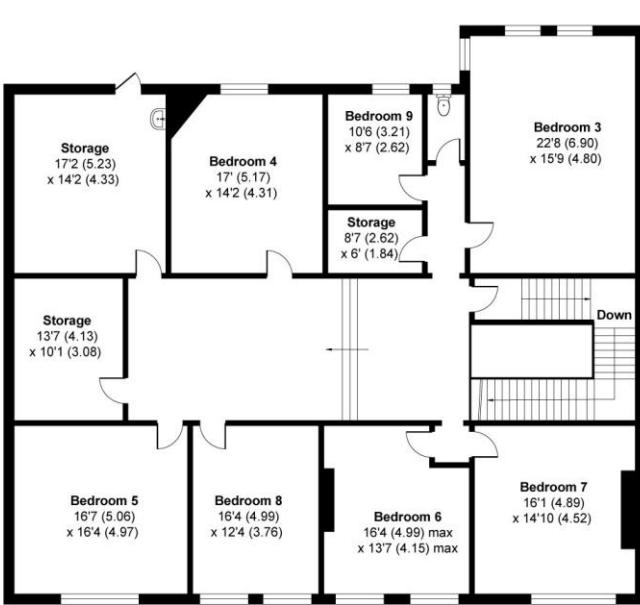
£450,000 o.i.e.o

- Most recently traded as Sage Nightclub & Bar
- Substantial town centre property
- Potentially suitable for a variety of leisure uses
- Generous yard to the rear, beer patio & smoking shelter
- May suit alternative use (stp)

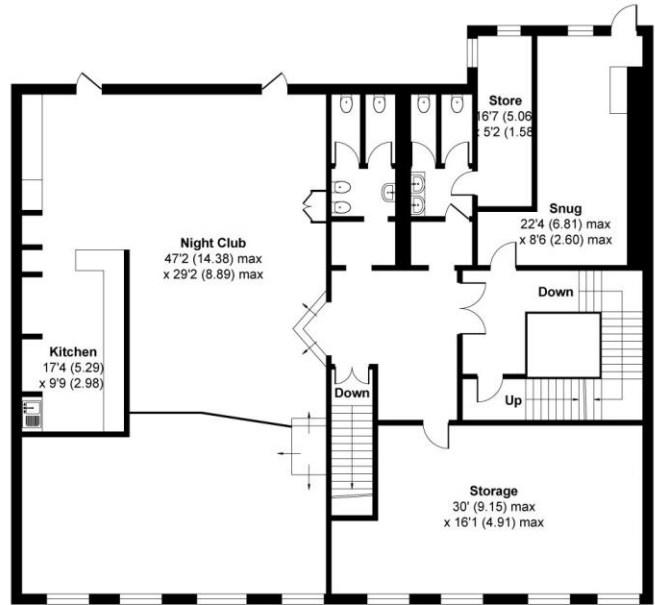
2 Railway Road, Leigh, WN7 4AX

Approximate Area = 12020 sq ft / 1116.6 sq m

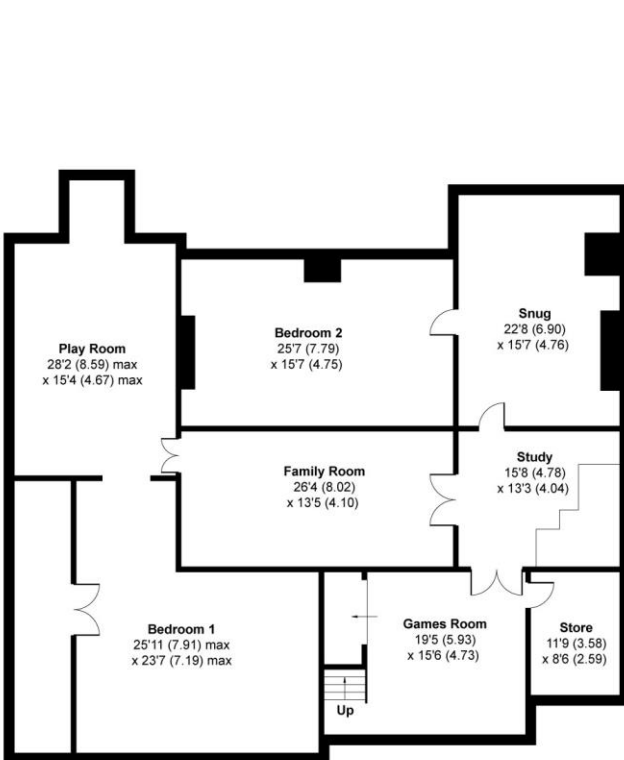
For identification only - Not to scale



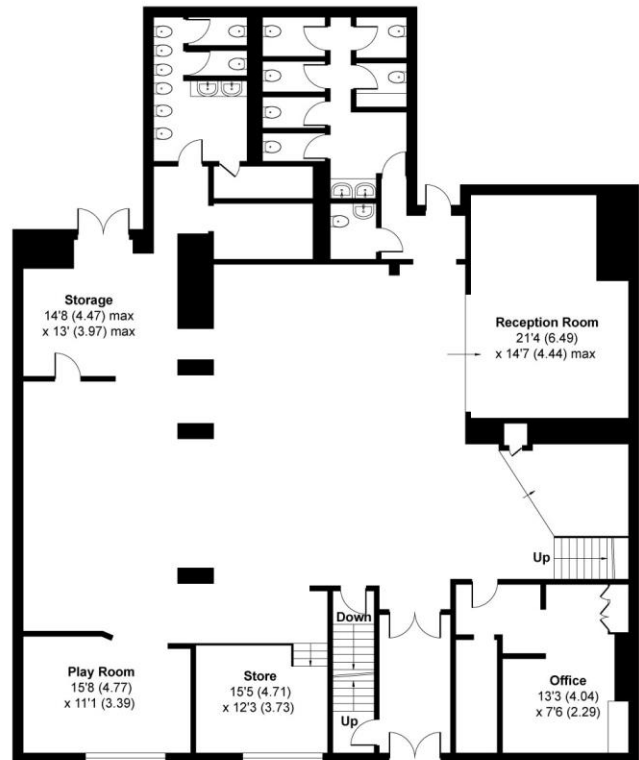
SECOND FLOOR 2909 SQFT



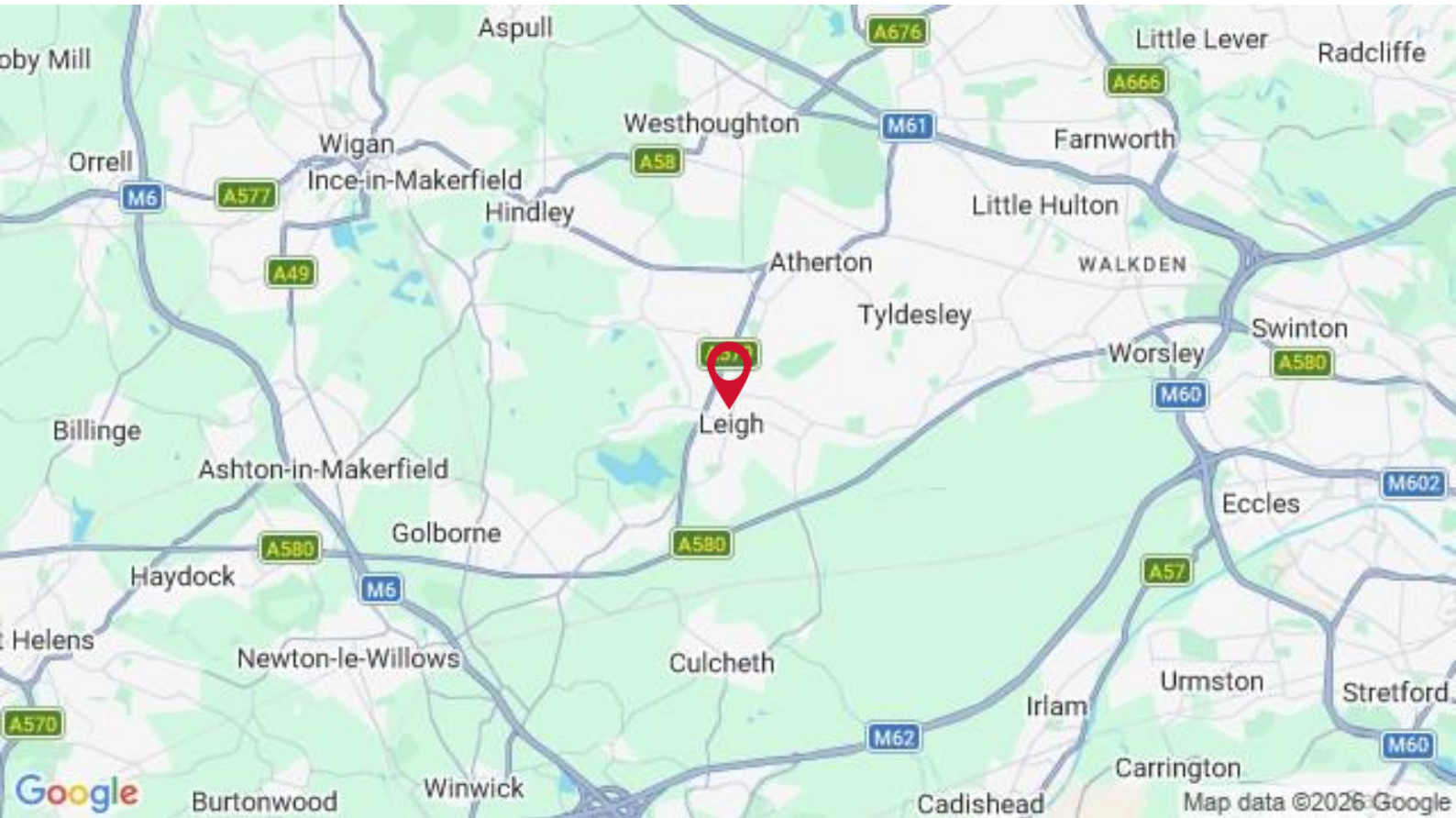
FIRST FLOOR 2909 SQFT



LOWER GROUND FLOOR 2785 SQFT



GROUND FLOOR 3417 SQFT



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Location

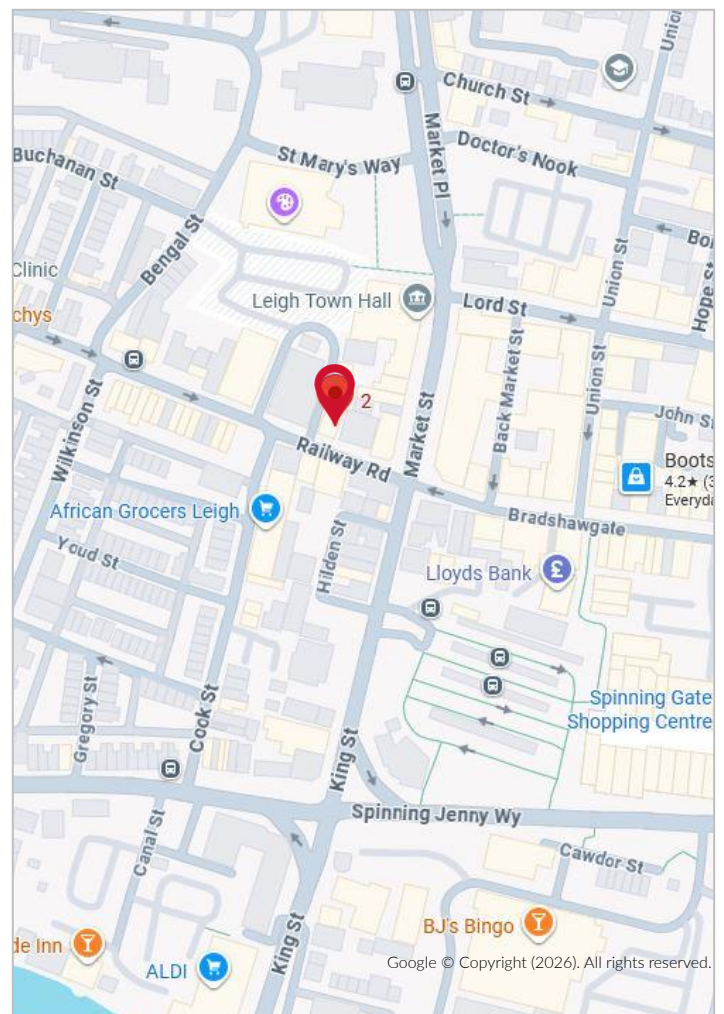
This property is centrally located at the commercial heart of Leigh town centre, close to the junction of Railway Road, King Street, Market Street and Bradshawgate.

Leigh itself is a large market and industrial town, situated about 5 miles southeast of Wigan and 12 miles west of Manchester. The estimate of the population in 2024 was 48,675.

Description

A substantial 3 storey property with brick elevations beneath a multi pitch slate roof.

There is a substantial yard to the rear which contains a fire escape to the upper floors and a beer patio with smoking shelter.



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Trade

The property has most recently traded as Sage Bar & Nightclub under a tenant - no trading information is available.

The property occupies a central location in Leigh town centre and could potentially be suitable for a wide variety of leisure uses. Alternatively, other purchasers may feel that the property is now better suited for an alternative use, subject to the necessary consents and permissions.

Accommodation

Ground Floor

Entrance desk & cloakroom leading to an open plan trading area. There is small bar area to the right hand side but the main bar is on the left hand wall. There are snug type rooms to the front and rear corners and a central DJ booth. Ladies & gents customer toilets to the rear.

First Floor

Additional trading area, it was presumably a nightclub room in the past. However, there is evidence of some initial work that has been undertaken to convert the room into an indoor crazy golf facility. Kitchen style room to the rear, now used for storage. Storeroom to the front. Ladies & gents customer toilets.

Second Floor

Semi derelict condition, now mostly used for storage. 4 rooms across the front and 4 rooms across the back of the property.

There is an office and large hallway to the centre.

Basement

Beer Cellar and storerooms

Tenure

Freehold.

Site Areas

Site Area approx. 0.13 acres

The Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Planning

The property is not a listed building and does not lie in a Conservation area.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded.

An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.



Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Sunday 09.00 am to 04.00 am

Live Music:

Monday to Sunday 09.00 am to 05.00 am

Late Night Refreshment:

Monday to Sunday 11.00 pm to 05.00 am

Business Rates

The property is in an area administered by Wigan Council.

Rateable Value as of April 2026 £55,000

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment only through Fleurets Northwest Office on 0161 683 5445.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





For further information please log onto **fleurets.com** or contact:

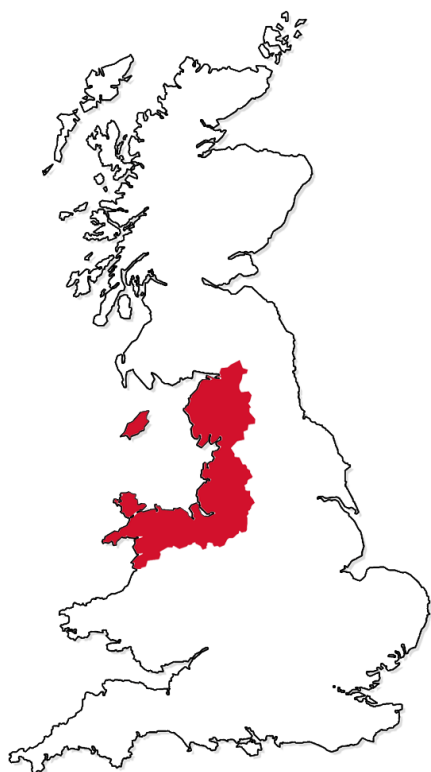
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