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**TO
LET**



SUBSTANTIAL RETAIL/CAFE BAR PREMISES

442 m² (4,758 ft²)

**42 King Street
Leigh
WN7 4LR**

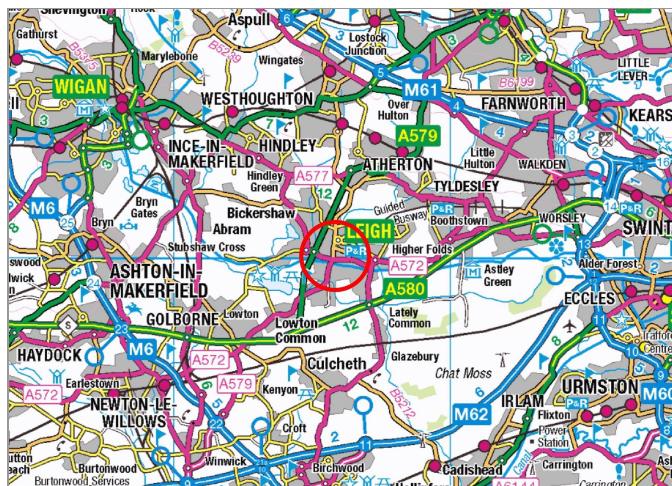
- Prominent corner position close to Leigh Town Centre and Bus Station
- Attractive historic building
- Frontage onto Spinning Jenny Way & King Street
- Suitable for a variety of uses (S.T.P)

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Location

The premises occupy a prominent position at the South-Westerly corner of Leigh Town Centre at its junction with Spinning Jenny Way and King Street.

The property is a 2-minute walk from Leigh Bus Station and Spinning Gate Shopping Centre, close to Bradshawgate, one of Leigh's main retail shopping parades.

To the east, Spinning Jenny Way connects to Atherleigh Way, which leads to East Lancaster Road (A580) and provides access to the M6 for routes north and south. East Lancaster Road also offers routes towards Manchester in the east.

Description

The property comprises a large café bar and retail space, over both ground and basement levels of a four-storey building constructed from traditional Accrington brick with a pitched slate roof. This historic building, located in the Leigh Town Conservation Area, offers a distinct and attractive corner position onto King Street and Spinning Jenny Way.

Internally, the premises provide a mix of open-plan and cellular spaces. Having previously operated as a licensed venue, with the bar still in situ, the space is well-suited for continued use in this capacity, though it is also suitable for a range alternative general retail purposes, subject to planning.

The property has been partially refurbished to a shell specification, with incentives available for Tenant fit-out works. As part of the refurbishment, acoustic double-glazed windows will be installed prior to Tenant occupation.

Externally, the premises benefit from a generously sized yard, suitable for outdoor seating, dining, or parking, depending on the Tenant's specific requirements.

Accommodation

We have estimated the property extends to the following approximate gross internal floor areas:

	M ²	Ft ²
Ground Floor	252	2,713
Basement	190	2,045
Total	442	4,758

Services

It is understood that the property benefits from mains connection to 3-phase electric, gas, water and drainage.

Rating Assessment

The property has a Rateable Value of £14,500.

Interested parties are advised to make their own separate enquiries of the local rating authority at Wigan Council.

Planning

The premises have planning permission for use as a drinking establishment (sui generis) but we believe may be suitable for uses generally falling within Class E of the Town & Country (Use Classes) Order 1987 (as amended) subject to securing the appropriate consent.

Interested parties are advised to make their own separate enquiries of the local planning authority at Wigan Council.

Tenure

The premises are available by way of a new effective full repairing and insuring lease, with the Tenant responsible for the doors and windows of the premises, for a term of years to be agreed.

Asking Rent

£30,000 per annum exclusive.

Service Charge

It is understood a service charge will be levied for the upkeep and maintenance of the building fabric, external common areas.

Energy Performance Certificate

42 King Street LEIGH WN7 4LR	Energy rating C	Valid until: 19 May 2032 Certificate number: 0078-4470-2967-2929-3991
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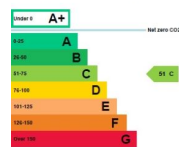
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	808 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk