

To Let
Available from 01/12/2026, or
potentially earlier by arrangement



Prominent Retail/Office Building With Private Car Parking

942 SQ FT (87.51 SQ M) - MAY SUIT A RANGE OF USES

📍 37-39 LORD STREET, LEIGH, WN7 1BY

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- **Available from 1st December 2026 (or potentially earlier by arrangement)**
- Prominent two-storey building fronting busy thoroughfare
- Double fronted end of terrace retail/office premises
- Private car park at the rear for 2/3 vehicles
- Well presented accommodation
- Arranged over ground and first floor levels (basement accommodation not useable)
- Walking distance of town centre amenities and Leigh Guided Busway (Park and Ride)
- May suit a variety of uses – including retail, office, showroom and personal care sector uses
- 100% Business Rates Relief for qualifying occupiers
- New lease
- £10,000 per annum exclusive



LOCATION

The property occupies a prominent position fronting Lord Street at its junction with Charles Street, on the fringe of Leigh Town Centre. Lord Street is a principal vehicular route through the town centre, operating on a one-way traffic system.

The property is within a short walk of the town centre retail core and the Guided Busway, providing transport links between Leigh, Atherton, Tyldesley, Ellenbrook and Manchester City Centre via Salford.

The surrounding area comprises a mix of commercial and residential uses.

DESCRIPTION

The property comprises an extensive double-fronted, two-storey end-of-terrace building of traditional brick construction, with rendered left and rear elevations, beneath a pitched, hipped and slated roof.

Internally, the property is arranged over ground, first and basement levels and is suitable for professional office uses, including estate agents and insurance brokers, as well as retail, showroom, or personal care sector uses. The ground floor is predominantly open plan, while the first floor provides private offices/meeting rooms, storage and staff welfare facilities.

To the rear, there is a private car park providing parking for approximately 2-3 vehicles.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	44.22	476
First Floor	43.29	466
Total	87.51	942

*plus private parking for 2/3 vehicles

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available from 1st December 2026 (or potentially earlier by arrangement), by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed, with a minimum lease term of between 3-5 years.

Rental - £10,000 per annum exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £8,600, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Wigan Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wigan Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(78). The certificate is valid until 27th October 2034. A full copy of the Report is available upon request.

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78 **D**

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

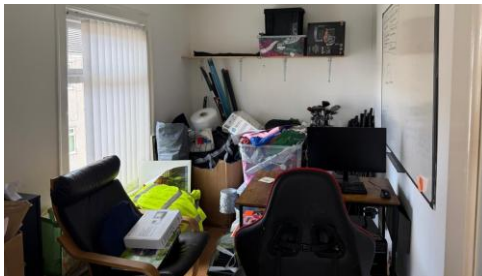
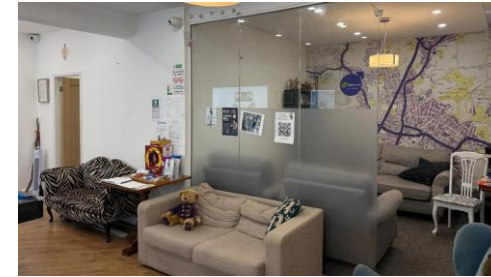
BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Graduate Surveyor

BSc (HONS)

☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk



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