

TO LET



7 Union Street, Leigh WN7 1AT



938 sq ft

Total Floor Area



£10,000 p/a

Rent



£6,800

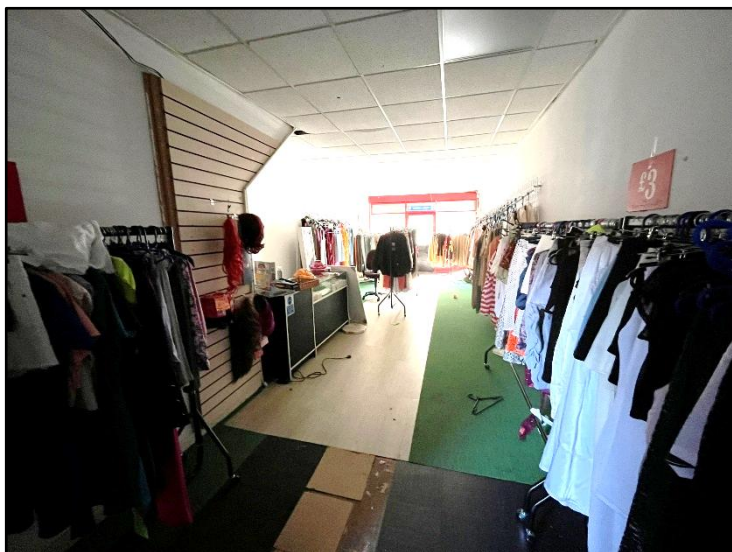
Rates - RV



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EPC

- Mid-terrace commercial property arranged over ground and first floor
- Situated in a prime position on Union Street in Leigh town centre
- Surrounded by national retailers, local businesses, cafes, professional services and residential properties, creating a busy and varied trading location
- Leigh is a town located on the Metropolitan Borough of Wigan and is well connected with good road and transport links
- Suitable for a variety of uses, subject to any necessary consents



Location

The property is situated on Union Street in Leigh town centre, within easy walking distance of the town's principal shopping and leisure amenities.

The location benefits from good pedestrian footfall and convenient access to public transport links, with regular bus services operating throughout the area.

The property also enjoys excellent road connections via the A580 East Lancashire Road, providing direct routes to Manchester, Liverpool, and the wider North West motorway network.

Description

A mid-terrace commercial property occupying a prominent position within Leigh town centre.

The accommodation provides flexible ground floor retail/office space with additional storage and staff facilities at first floor.

The property benefits from a traditional glazed shop frontage, good natural light, and an open-plan layout suitable for a variety of business uses, subject to any necessary consents.

The surrounding area comprises national retailers such as Waterfields, Greggs, Superdrug, Poundland, Brighthouse, Carphone Warehouse, Boots and McDonalds as well as a mixture of established local retailers, professional services, cafés, and residential properties, creating a busy and diverse trading environment.

Area

Ground Floor	473 sq ft (43.90 sq m)
First Floor	465 sq ft (43.20 sq m)
TOTAL	938 sq ft (87.10 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£10,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.



Rates

Rateable Value April 2026 Valuation: £6,800

It is the ingoing tenants' responsibility to make their own enquiries with the Local Authority.

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Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:

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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.

We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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