

SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 31-32 Spinning Gate Shopping Centre, Leigh



**Rent: On application**  
**Ground Floor Area**  
6,971 Sq ft / 648 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The shopping centre is located in the heart of Leigh town centre linking directly to Bradshawgate and Leigh bus station. The centre is the prime retailing area and the scheme hosts a number of national and local retailers including Holland and Barrett, Peacocks, Costa and Card Factory. The subject unit fronts the car park and therefore offers the potential for external 'out of hours' trading.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	6971	647.63
First Floor	6360	590.86

**Rent:**

On Application

**Tenure:**

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The unit has a rateable value assessment of £94,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

Available on request.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

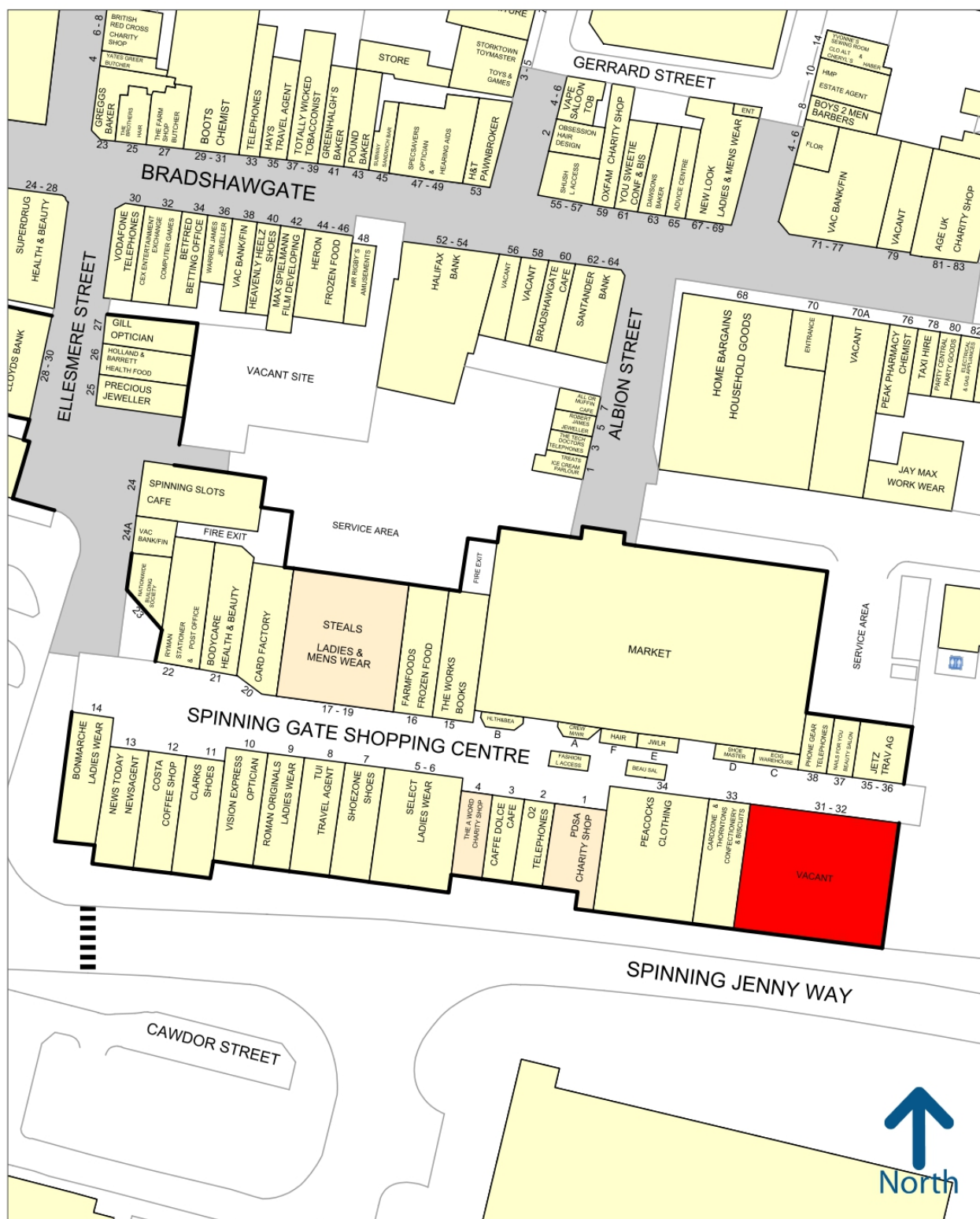
March 2021

Subject to Contract

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Leigh



~~Experian Goad Plan Created: 21/06/2023~~

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50 metres