

To Let



Leigh

34 Lord Street, WN7 1AB

547 sq ft (50.82 sq m)

Rent on Application

Location & Description:

- **Prominent location in the heart of Leigh town centre.**
- **Improved public realm space in Stephenson Square to be completed by March 2025.**
- **Nearby retailers include Hunters Estate Agents, The Lunch Box, Poundland and GP Alliance (opening Feb 2025).**

Demise:

Ground Floor 547 sq ft (50.82 sq m)

First Floor 512 sq ft (47.57 sq m)

Rent:

Available upon request.

Lease:

A new eFRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £8,700.

This property qualifies for small business rates relief, please contact Gov.uk for further information.

Date Prepared:

January 2025

MONEY LAUNDERING REGULATIONS in accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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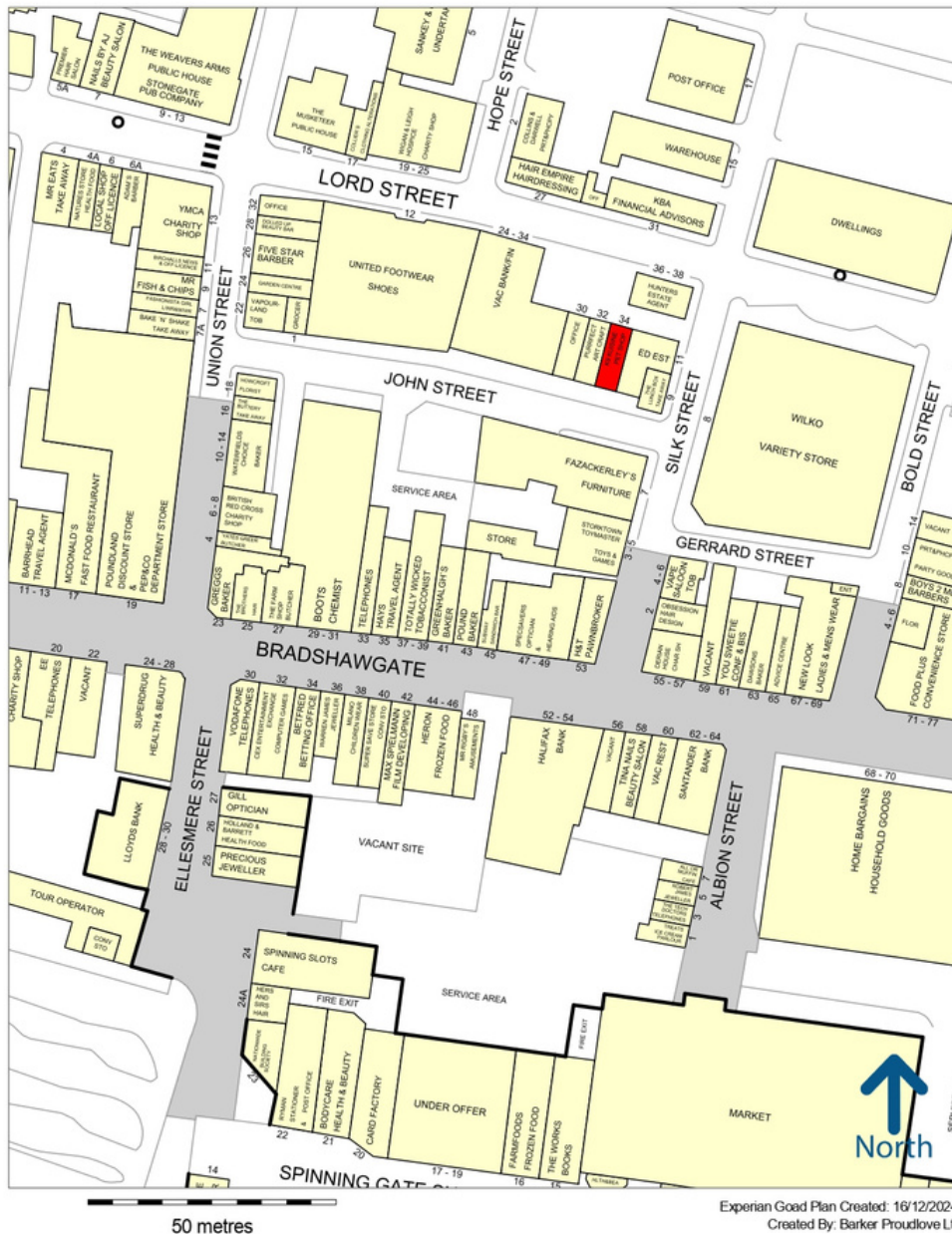
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Leigh



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