

**HIGH STREET PROPERTY / CLASS A2**  
**10 King Street, Leigh WN7 4LS**

**LET**

**Rent: £25,000 PA**  
**Ground Floor Area**  
**1,505 Sq ft / 140 Sq M**

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

**Barker Proudlove**

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**Location:**

Leigh is a town in the Metropolitan Borough of Wigan, Greater Manchester, located approximately 12 km southeast of Wigan and 15 km west of Manchester.

The subject property is well located on King Street, one of the main thoroughfares through the town centre, which links to Bradshawgate and the Spinning Gate Shopping Centre, providing the town's main retail offering. Also located nearby are Aldi and Tesco, as well as Leigh Bus Station which is located on the opposite side of King Street.

The property is a very attractive period building comprising basement, ground, first and second floors. The ground floor benefits from great ceiling height and has a part glazed retail frontage, with stepped up access from King Street.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1505	139.8
First Floor	1137	105.6
Second Floor	737	68.5
Basement	1279	119

**Rent:**

The passing rent is £25,000 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/03/2023. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £20,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**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:**

July 2020

Subject to Contract

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