



FOR SALE/MAY LET

2, The Avenue, Leigh, Lancashire, WN7 1ES



Substantial former bank premises currently used as offices, suitable for existing use or alternate use/redevelopment stp.

- 10,000 sq ft (929 sq m) approx.
- Rare freehold opportunity
- Self contained office property in extremely prominent position
- Potential for PDR scheme
- Car parking to rear
- Potential to sub divide
- Good decorative order throughout
- Vacant possession available from December 2018

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Commercial Property
Advisers and Agents



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0161 234 0777

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Leigh,
Lancashire, WN7 1ES**



LOCATION

The property is situated in a prominent position at the junction of The Avenue and Market Place road connections are good with the A579 and A580 a short distance from the property which provide access to the M6 via Junction 22 to the west and Manchester city centre and the M60 to the east.

DESCRIPTION

The property comprises a three storey former banking hall and adjacent properties which have been extended. The whole of the property is utilised as the office of Wardell Armstrong LLP and is in good decorative order. The building and a range of private and communal offices throughout as well as a number of kitchens, meeting facilities and board rooms.

Internally lighting in the main is of strip fluorescent tubing and heated is via a gas fired boiler system. There are two cellars which offer file storage and to the rear of the property is a car park and off street parking which can offer up to 13 spaces.

ACCOMMODATION

Measured on the net internal basis we estimate the accommodation provides the following approximate area: -

10,000 sq ft (929 sq m)

RATEABLE VALUE

£41,500

EPC

Available upon request.

TENURE

Assumed to be Freehold

VAT

We are informed the property is not elected for VAT,

TERMS

Our clients a seeking to dispose of their freehold interest although may consider renting the premises for a period of years to be agreed incorporating regular rent reviews.

PRICE

£400,000.00 excl.,

RENT

£50,000.00 per annum exclusive.

PLANNING

the premises are currently used as offices that would suit alternative uses subject to the necessary planning permissions being obtained . Floor plans are available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777



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