



Offices in WN7

St. Helens Road, Leigh, Greater Manchester, WN7 4HW

£160,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Double Fronted shop in prime main street location.
- ✓ First floor Office space fully modernised
- ✓ Potential for Conversion (STP)
- ✓ Secure parking
- ✓ Investment Yield 11% plus

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Superb investment with yield potential 11% to 12% on the full rental of shop and office space!

A superb spacious double fronted shop with modern fixtures and fittings in prime location Leigh. The shop has a long-term tenant and will now require a rent review and tenancy/updated lease. Currently run as a Hair Salon, sunbed shop and nails etc..

Good ground double fronted shop, comprising: Reception, hair and nails salon space, sunbed cubicles and spray tan, kitchen and staff area. Shower room. Utility room. Access to rear private secure parking area. First-floor modernised spacious office space currently empty (rental circa potential £800 pcm) has been re-wired, with Upvc double glazed windows to front and side elevations. New carpeting, suspended ceiling with modern lighting. Comprising: Entrance area and secured parking area to rear. Downstairs WC. First floor: Shower room, open spacious office space, modern kitchen and two WCs.

The property is air conditioned upstairs and downstairs, both floors have been fully refurbished along with a new roof.

Note// Possible conversion of first floor to residential apartments subject to the necessary planning regulations and approval.

Please note we have not inspected this property.

Price: Starting Bid £160,000

Property Type: Offices

Business Type: Tanning Salon

Location

Situated in the prime location of Leigh.

Accommodation

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Tenure

Freehold, title number GM69350.

EPC

Ground floor - B

First floor - C

Rateable Value

Current rateable value (1 April 2026 to present)

£14,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

Council Tax

Band A.



St. Helens Road, Leigh, Greater Manchester, WN7 4HW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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