

**2A LEIGH ROAD, LEIGH, WIGAN,
WN7 1QL**

OFFERS OVER £295,000

- **Commercial/
Residential
Building For
Sale**
- **Excellent
Development
Opportunity**
- **Japanese
Restaurant**
- **Former
Barbers**
- **Two
Residential
Properties**
- **Not To Be
Missed**



Borron Shaw

Your local Estate Agent





TWO COMMERCIAL ASPECTS (JAPANESE RESTAURANT & FORMER BARBERS) WITH TWO RESIDENTIAL ASPECTS ABOVE - FREEHOLD

This is an opportunity not to be missed for any landlord or developer. This premises is over three floors and is situated on a popular high street in Leigh on a corner position.

Viewings are by appointment only.

Ground Floor - Japanese Restaurant

Main Restaurant Room

Kitchen

Cellar

WC

Bar

**** Currently receiving £8,000 per annum, this is low compared to the rent achievable ****

Main Restaurant Room approx 20' x 60' (approx 6.10m x 18.29m)

Fully double glazed units, room for 10+ tables with 50/60 covers, gas central heating.

Kitchen 30' x 11' (9.14m x 3.35m)

Commercial kitchen, stainless steel throughout, food preparation area, food cleaning and washing up area, WC, access to the cellar.

Cellar

Dry with good storage space, used for dry goods, barrell (beer) store too.

WC

Both ladies and gents toilets in good condition.

Residential Accommodation (No.1)

Accessed via a private entrance on Church Road.

First Floor

Room One (Front) 12'3" x 15'9" (3.73m x 4.80m)

UPVC double glazed window, radiator.

Kitchen/Dinner 10'10" x 15'9" (3.30m x 4.80m)

Fitted with base units, work tops, 1 ½ sink unit, partially tiled walls, plumbed for washing machine, laminate flooring, UOVC double glazed window.

Room Two 11' x 15' (3.35m x 4.57m)

UPVC double glazed window, storage cupboard, laminate flooring.

Room Three

UPVC double glazed window, laminate flooring.

Shower Room

Shower cubicle, pedestal hand wash basin, low level WC, extractor fan, tiled walls.

Second Floor

Room One 12'1" x 12'5" (3.68m x 3.78m)

UPVC double glazed window. Small room off this one with UPVC double glazed window (4'9" x 9'2")

Kitchen/Diner 16'10" x 10'11" (5.13m x 3.33m)

Base units, worktops, sink unit, laminate flooring.

Bathroom

Bath with shower over, pedestal hand wash basin, low level WC, tiled walls, laminate flooring, UPVC double glazed window.

Residential Accommodation (No.2)

Accessed via a private entrance on Church Road.

First Floor

Landing/Hallway

UPVC double glazed window, access to the second floor.

Room One 8'4" x 9'3" (2.54m x 2.82m)

UPVC double glazed window.

Room Two 18' x 11'5" (5.49m x 3.48m)

Two UPVC double glazed window, laminate flooring.

Second Floor

Landing

UPVC double glazed window, laminate flooring.

Room Three 11'5" x 18' (3.48m x 5.49m)

Two UPVC double glazed windows, laminate flooring.



Room Four 11' x 10'10" (3.35m x 3.30m)

Velux double glazed window, laminate flooring.

Bathroom

Fully tiled walls and flooring, bath with shower over, pedestal hand wash basin, low level WC, chrome radiator, UPVC double glazed window.

Commercial Two (Former Barbers)

Access via Leigh Road.

First Floor 13'7" x 11'4" (4.14m x 3.45m)

Two UPVC double glazed windows, storage heaters.

Hallway

Room One 10'1" x 9'7" (3.07m x 2.92m)

Two UPVC double glazed windows.

Room Two 11'2" x 6" (3.40m x 1.83m)

UPVC double.

Second Floor





MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT
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