Gifford Dixon

Commercial Property

FOR SALE/ MAY LET

61 Railway Road, Leigh, Wigan, WN7 4AD

Hot Food Takeaway premises with two bedroom flat over

1219 Sq Ft (113.24 Sq M)

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in a prominent location and enjoys a single frontage onto Railway Road, where it has been successfully trading as a fish and chip takeaway for over 20 years in Leigh Town Centre.

DESCRIPTION

The property comprises a traditionally constructed two storey terraced property, with brick elevations beneath a pitched slate covered roof. To the rear there is a small two storey outrigger of similar construction and an additional single storey extension of brick construction with a single pitched felt roof covering over.

The whole property is available and consists briefly of a takeaway to the front, with kitchen and storage to the rear. To the first floor there are two well presented bedrooms and a family bathroom, while to the basement there are a further two useful storage rooms.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

GROUND FLOOR	Sq. M.	Sq. Ft.
Takeaway shop	18.56	200
Kitchen/ living room	16.8	181
Storage	11.87	128
FIRST FLOOR	Sq. M.	Sq. Ft.
Bedroom 1	18.2	196
Bedroom 2	13.08	141
BASEMENT		
Storage 1	17.97	193
Storage 2	16.76	180

Plus enclosed yard to rear.

RENT

£10,000 per annum.

SALE PRICE

£120,000 for the Freehold.

PREMIUM

A £10,000 payment is sought for fixtures and fittings.

VAT

We understand that VAT is not applicable to this property.

BUSINESS RATES

Rateable Value (2017 List) - £2,850

100% Small Business Rates Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

LEASE TERMS

The premises are available on a new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own costs incurred in this transaction.

SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

EPC

The property has a current rating of E (101). A copy can be provided on request.

POSSESSION

Vacant possession is available on completion of all legal formalities.

VIEWINGS

Strictly by appointment the sole agent :

Gifford Dixon
Commercial Property

Steven Gifford-Dixon
T: 0161 667 1317
M: 07779 263914
E: steven@gifforddixon.co.uk

Subject to contract 10th September 2020

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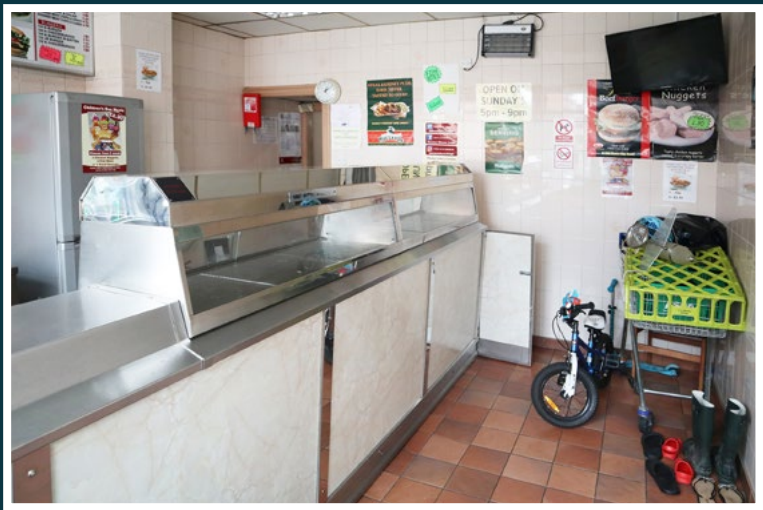

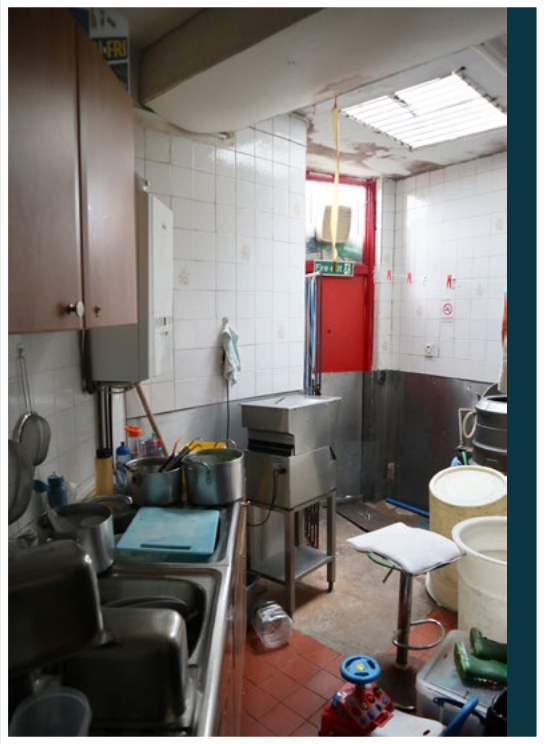

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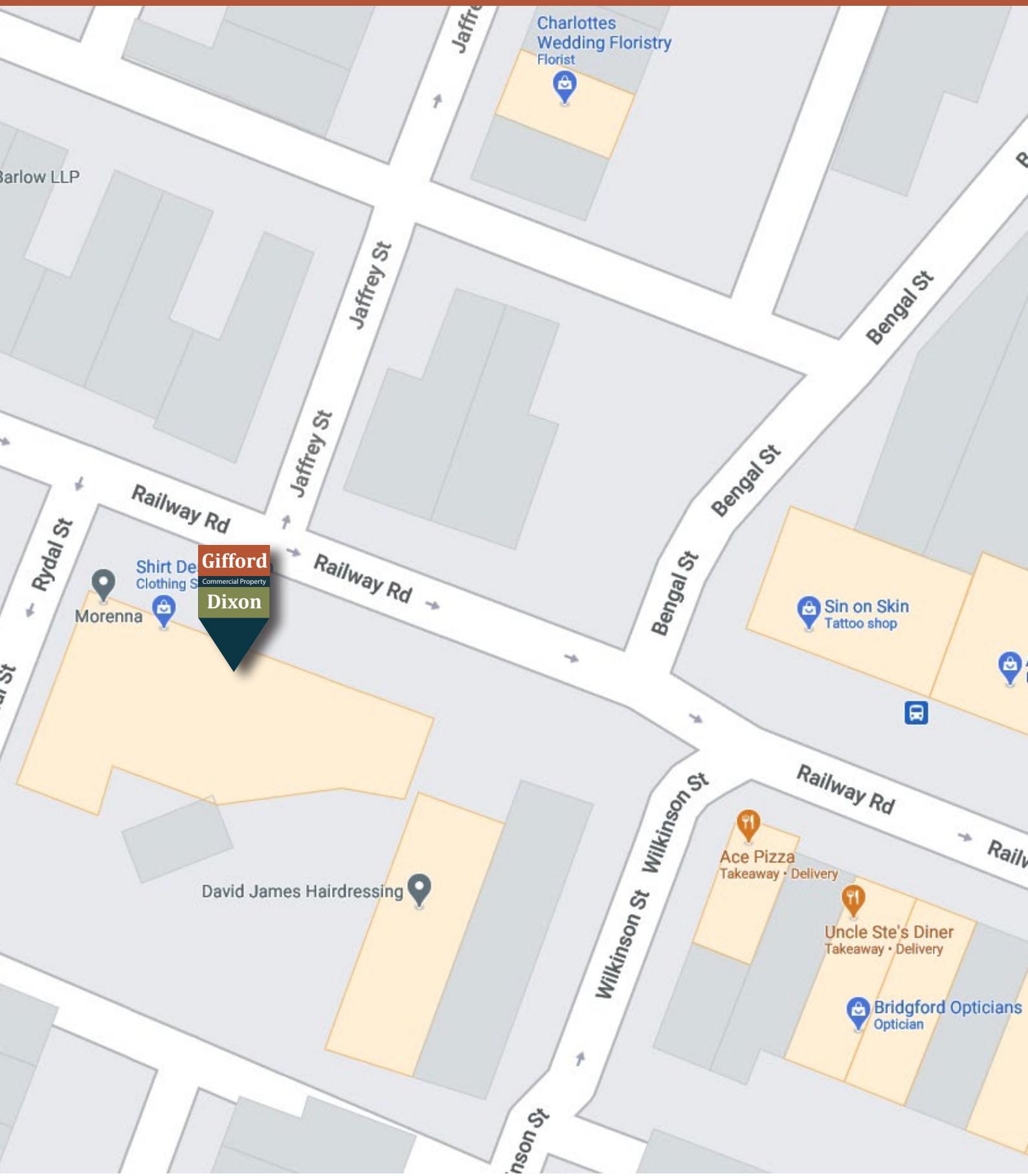

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