

for sale

Substantial Mixed Use Corner Property  
238.3 m<sup>2</sup> (2,565 ft<sup>2</sup>) plus Large Garage

**UNDER OFFER**



**BEST & FINAL OFFERS BY 12 NOON ON FRIDAY 28 OCTOBER 2022**

124/126  
Warrington Road  
Leigh  
WN7 3XF

- Previously Convenience Store
- Potential to Enlarge Retail Space
- Substantial First Floor Living Accommodation
- Busy Main Road into Leigh
- Large Detached Garage to Rear

**MORGANWILLIAMS**.com

**01925 414909**

## Location

Warrington Road is one of the main approach roads to Leigh and the main gateway from the A580 East Lancashire Road on the eastern side of the town.

The property fronts Warrington Road and is located at the junction with Bow Road, approximately 1.5 miles from Leigh town centre.

The surrounding area is predominantly mixed residential and commercial.

## Description

We are pleased to offer for sale a substantial corner detached mixed use commercial and residential building, that most recently traded as a small convenience store with extensive living accommodation to the side and above.

The building provides accommodation at ground and first floor levels. Approximately two thirds of the ground floor was commercially used. The remaining one third and the entire first floor is residential living accommodation.

Externally there is an open forecourt frontage (housing a Royal Mail postbox), driveway to the side and large brick built detached garage.

We consider the property would be most appealing to owner occupiers, although investors and developers will see an opportunity to convert for multiple occupation, subject to planning.

## Accommodation

Gross Internal Area

Ground	144.0 m <sup>2</sup>	1,550 ft <sup>2</sup>
First	94.3 m <sup>2</sup>	1,015 ft <sup>2</sup>
<b>Total</b>	<b>238.3 m<sup>2</sup></b>	<b>2,565 ft<sup>2</sup></b>
Garage	38.7 m <sup>2</sup>	416 ft <sup>2</sup>

## Services

All mains services are connected.

We have not tested any of the utilities, services or equipment and no warranties for their functionality can be given.

## Rates

Commercial element rateable value: £7,100.

The residential element will be subject to Council Tax.

## Tenure

The property is held on multiple Titles, these are Freehold, 999 and 90 year Leaseholds.

## Asking Price

Offers in excess of £295,000.

## Status

Vacant possession on completion.

## VAT

The above sale price is quoted exclusive of VAT should it be applicable.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC - F**



## E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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## TERMS OF DISPOSAL

### 124/126 WARRINGTON ROAD LEIGH WN7 3XF

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Friday 28 October 2022**.

Please note our client is seeking offers in excess of £295,000 (The sale price is quoted exclusive of VAT should it be applicable).

Your offer should be submitted in writing (email is acceptable: [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com) and [hquarmby@morganwilliams.com](mailto:hquarmby@morganwilliams.com)), to this office and marked **124/126 Warrington Road - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
  - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
  - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with new money laundering regulations and legislation that came into force 26<sup>th</sup> June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

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