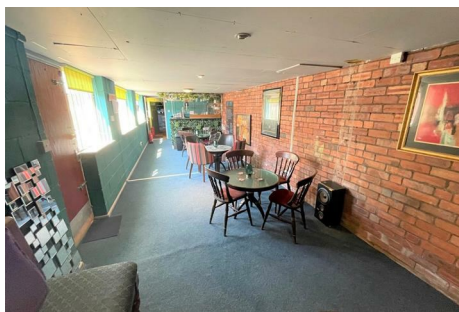


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Leigh Road, Leigh

Currently used as licensed premises comprising ground floor function room with outside access and cloakroom facilities and on the first floor there is a bar with seating area with the potential for other uses, subject to the usual planning consents

Asking Price £150,000

54B Leigh Road

Leigh, WN7 1QR



In further detail the property includes:- On the ground floor: Entrance hallway, ladies/gents cloakroom, function room with rear access. On the first floor there is a large bar and seating area.

The property is currently used as a licensed premises and the fixtures and fittings could be negotiated should the prospective buyer wish to continue with this line of business.

GROUND FLOOR

ENTRANCE HALLWAY

LADIES/GENTS CLOAKROOM/WC

FUNCTION/STORE ROOM

36'3 (max) x 9'7 (max) (11.05m (max) x 2.92m (max))

FIRST FLOOR :

BAR AND SEATING AREA

28'9 (max) x 13'4 (max) (8.76m (max) x 4.06m (max))

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained

from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

Sat Nav Ref WN7 1QR





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 