

SMART & STYLISH GROUND FLOOR SHOP 200 SQ FT

TO LET COMMERCIAL
TO LET WIGAN TO LET BOLTON

FOR LET
£700
Per Month



**Princess Street
Leigh WN7 4RA**

- ✓ HIGH SPEC REVIVATION ✓ BRAND EXPOSURE
- ✓ 15K DAILY TRAFFIC FLOW ✓ MOVE IN & TRADE
- ✓ USE OF MEETING ROOM ✓ RATES RELIEF ELIGIBLE



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DESCRIPTION

Stylishly renovated to a high standard, this ground floor unit offers a modern space with Cat 5 cabling, LED lighting and fast broadband. The property benefits from a private entrance and includes access to shared facilities such as a meeting room, new kitchen and WC. A yard and parking are also available.

Make The Right Impression with a professional setting that also provides excellent scope for advertising and signage. Perfect for retail, beauty, treatment or service businesses, the unit combines strong visibility with modern amenities, creating an attractive environment for both staff and customers. All uses will be considered.

- No service charge & no VAT
- RV: £4800- Qualifies for small business rates relief
- Lease terms negotiable

LOCATION

Right on the edge of Leigh town centre at the junction of Queen Street and Princess Street, this property offers outstanding visibility with traffic stopping at the lights. Around 15,000 vehicles pass daily alongside 132 pedestrians per hour, creating strong exposure.

Surrounded by national chains and independents, the unit is just minutes from town centre shops, with the A580 close by for fast links across Greater Manchester and into Liverpool. The location and prominent position on a busy junction will give your business accessibility and presence.

- Shop: 200 SQ FT £700 PCM
- Straightforward Rent, Bills Separate
- Shared Meeting Room at NO Extra Cost

LAYOUT



SHOP



SHARED AMENITIES



MAP