



RENT - £22,000 PER ANNUM
£1,833PCM

SITUATION AND DESCRIPTION

The property comprises a triple fronted ground floor commercial premises (Class E) with a bold frontage Elm Road , at its' junction with North Street. The premises are currently used for tutoring but would suit a variety of Class E uses subject to landlord's consent.

Elm Road is home to a vibrant mix of local traders serving a well populated

surrounding area. there are two municipal car parks close by, in Elm Road and North Street together with on street parking (limited to 2 hours) .. Leigh North Street primary school is within easy walking distance.

Available early August 2026

EPC rating C-65

ACCOMMODATION

MAIN SALES/OFFICE AREA: 44'4" (NARROWS) X 20'3"
(MAX DEPTH)
INTERNAL W/C

GROSS INTERNAL FLOOR AREA: 627 SQ.FT (58 SQ.M)

DESCRIPTION

RATEABLE VALUE

The rateable value is £16,500 which is chargeable at 49.6p in the pound for the rating year from April 2026 . Taper relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new full repairing and insuring lease for a term to be agreed at a commencing of £22,000 per annum . VAT is not charged on rent

VIEWING

By prior telephone appointment

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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