

RESTAURANT/RETAIL UNIT TO LET

Spinning Jenny Lane/King Street, Leigh,
Greater Manchester, WN7 4PE



Former nightclub premises, now closed.

Car parking to the front for 10 vehicles.

Close to Leigh town centre, population 43,000.

Former bar, suitable for licensed restaurant 321 sq m (3,460 sq ft)
with male and female WCs.

Former club, suitable for retail use 498 sq m (5,360 sq ft) with male and female WCs.

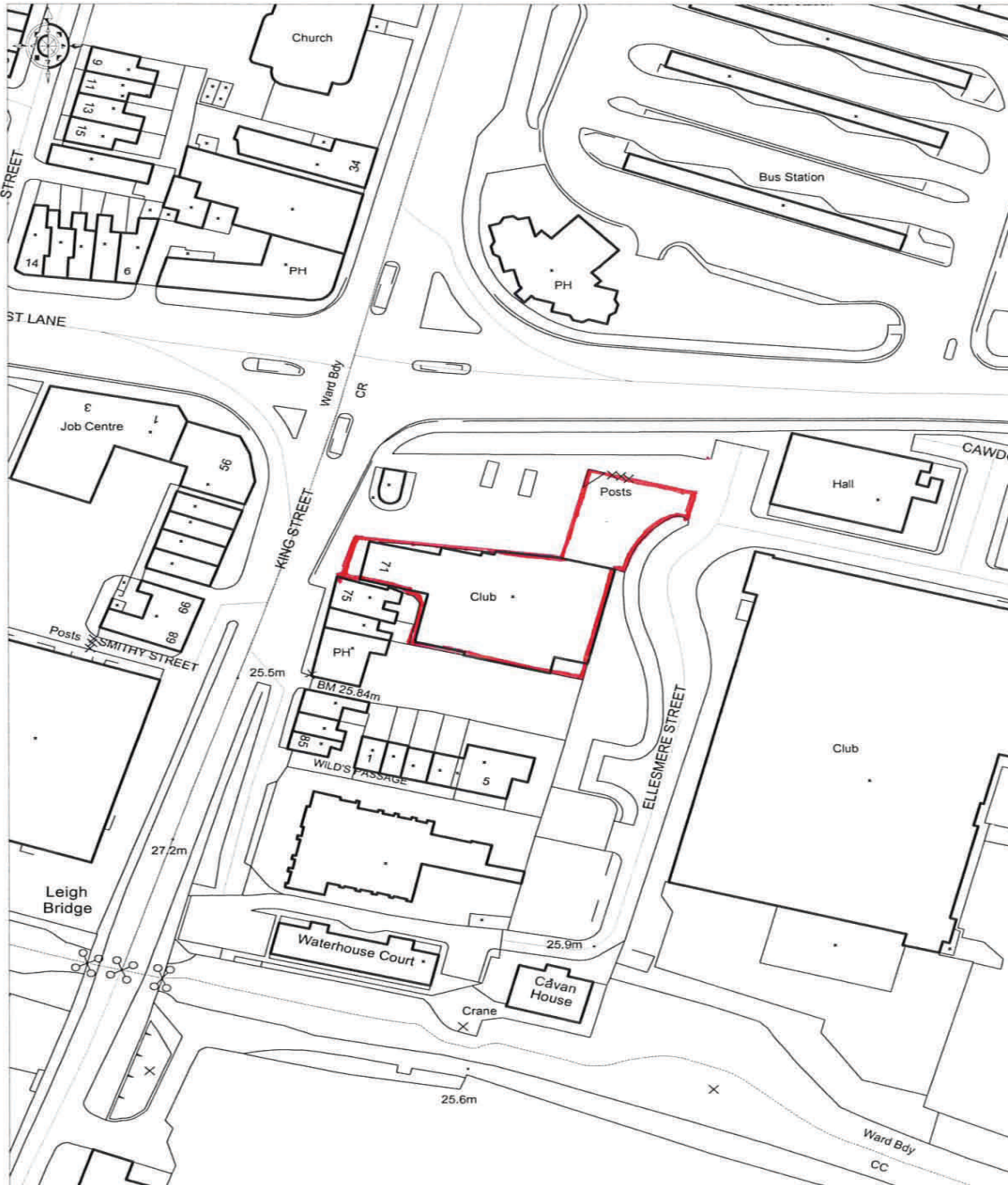
Separate first floor 2 bed flat and store rooms.

To let in parts or as a whole

Atlantic House, Parkhouse, Carlisle, CA3 0LJ · Telephone: 01228 595600 · Fax: 01228 595525
Email: carlisle@hydeharrington.co.uk · Website: www.hydeharrington.co.uk

BUILDING DESIGN · SURVEYS · DILAPIDATIONS · PARTY WALL MATTERS · CONTRACT ADMINISTRATION
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEW · LEASE RENEWALS

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Ordnance Survey

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This map was created with Promap

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.