

FOR SALE


RogerHannah

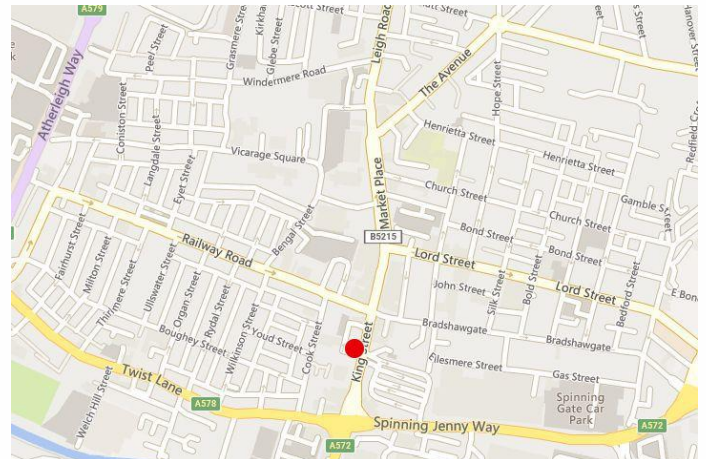


14 King Street, Leigh, Wigan, WN7 4LR

Prominent Town Centre
Commercial Premises
1,666 Sq Ft (154.77 Sq M)

- Flexible Accommodation over Three Storeys
- Prominent Frontage onto King Street
- Upper Floors Suitable for Office, Medical or Potential Residential Conversion (STP)
- Rear Gated Yard





Location

The property occupies a prominent position in Leigh town centre on King Street, an established commercial location benefitting from strong footfall and a mix of retail, leisure and service occupiers. The property is well located for the town's principal shopping areas and amenities.

Leigh lies approximately 13 miles west of Manchester city centre and benefits from excellent connectivity via the A579, A580 (East Lancashire Road) and Junctions 25 and 26 of the M6 motorway. Leigh Bus Station is also nearby, providing regular services across Greater Manchester and surrounding areas.

Description

The property comprises a mid-terrace, three-storey building of traditional brick construction, providing ground floor commercial accommodation with additional space at first and second floor levels.

The ground floor offers retail or office space with a prominent King Street frontage, benefitting from large display windows providing excellent natural light and visibility. To the rear is a small, gated yard providing secure external space.

Internally, the accommodation includes suspended ceilings with fluorescent lighting, wall-mounted heating and an alarm system. The upper floors provide a series of cellular rooms, most recently used as a dental surgery, suitable for medical, professional or office use, subject to consent.

There is potential to reinstate separate access to the upper floors, allowing for possible residential conversion (STP). Overall, the property offers a flexible opportunity for owner-occupiers or investors, with scope for refurbishment or reconfiguration.

EPC

Rated D. A copy of the EPC is available upon request.

Purchase Price

£200,000.

Accommodation

Ground Floor	42 Sq M	457 Sq Ft
First Floor	58 Sq M	619 Sq Ft
Second Floor	55 Sq M	590 Sq Ft
Total	155 Sq M	1,666 Sq Ft

Tenure

Long Leasehold of 999 years from 2003 under Title GM968379.

Business Rates

Rateable Value from April 2026 = £8,300.

VAT

VAT is not applicable on this property.

Legal Costs

Each party will be responsible for their own costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

17 April 2026