



## 87-89 Church Street

, Leigh, WN7 1AZ

Price guide £260,000

JonesPottsTaylor are delighted to offer FOR SALE this recently renovated INVESTMENT OPPORTUNITY of a multi-versatile commercial premises. Situated in a prominent position in Leigh town centre, close to network and transport links, schools, shops and amenities.

The premises briefly comprises of; entrance vestibule and hallway, a reception room, three separate office spaces / rooms, one of which has been upgraded to accommodate small booths and seating, kitchen and a further W.C toilet. To the first floor is one large open plan office, three separate office rooms, kitchen and a shower room / W.C toilet facilities. Outside to the front is a small garden and access to an integral garage. To the rear is a spacious outdoor seating area / garden benefitting from a storage space. Car parking is on-street within the vicinity.

This premises has previously operated as split office and catering use however it would suit a wide range of businesses including cafe, stores, light manufacturing, a showroom space and more. (subject to individual requirements and relevant planning consent)

Viewings are highly recommended to appreciate the size of this premises and the opportunity it has to offer.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Investment Opportunity - Vacant Possession
- Versatile Usage Options Available
- Eight Office Rooms, Two Kitchens & W.C Rooms
- Close To Transport & Networks Links
- Secured Car Parking - Integral Garage



