

To Let  
Available Q2/Q3 2026

CGI Image



# Town Centre Retail/Office Premises

2,130 SQ FT (197.91 SQ M)

📍 16-18 JOHN STREET, LEIGH, WN7 1AW

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Available Q2/Q3 2026
- Town centre position fronting John Street in the heart of Leigh
- Open-plan layout suitable for a variety of business uses
- Suitable for a range of occupiers, including retail, showroom, office, and personal care (subject to planning permission)
- To be refurbished to shell specification, ready for tenant fit-out
- Potential to split accommodation to suit different occupiers or requirements (subject to terms)
- Short walk to Leigh's main retail and leisure amenities
- Close proximity to major retailers and operators including supermarkets and independent businesses
- Convenient links to the M60 and M61 motorways, providing regional connectivity
- Located within a town benefiting from ongoing regeneration and investment
- £13,950 per annum exclusive



## LOCATION

Leigh is a well-established town situated within the Metropolitan Borough of Wigan, Greater Manchester, approximately 6 miles south-east of Wigan Town Centre and 10 miles west of Manchester City Centre. The town benefits from excellent transport connections, with the A580 East Lancashire Road providing direct access to both Manchester and Liverpool and the nearby M60 and M61 motorways offering wider regional links.

Leigh Town Centre offers a comprehensive range of amenities including national and independent retailers, cafés, restaurants and leisure facilities. The Spinning Gate Shopping Centre and the Parsonage Retail Park provide strong retail destinations for the area. Public transport links are good, with regular bus services to Manchester, Bolton and Wigan. The area continues to benefit from ongoing regeneration and infrastructure investment, making it an attractive and accessible location for both businesses and residents.

The property is located fronting John Street within the heart of Leigh Town Centre and benefits from direct links to Leigh's core retail area and is a short walk to amenities like markets, cinemas, supermarkets (including Tesco at The Loom) and leisure venues such as Leigh Sports Village.

Nearby occupiers include a mix of national and independent retailers, including Wilko's, hairdressing salons and jewellers.

## DESCRIPTION

The available accommodation comprises a retail/showroom unit arranged over the first and second floors, extending to approximately 2,130 sq ft. The space provides predominantly open-plan accommodation with a glazed display frontage, making it suitable for a variety of uses including general retail, offices, showroom space, and personal care operators such as hair and beauty or aesthetics.

The unit will be refurbished to a shell specification, ready for an incoming tenant to undertake their own internal fit-out. There is also potential for the accommodation to be split to provide separate, self-contained floors, subject to tenant status, terms and general requirements.

## SERVICES

The mains services connected to the property will include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	100.93	1,086
First Floor	96.98	1,044
<b>TOTAL</b>	<b>197.90</b>	<b>2,130</b>

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £13,950 per annum exclusive.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses. **Interested parties are advised to make their own enquiries with Wigan Council Business Rates Department to clarify the rates payable for the property.**

## USE

E-class - commercial, business and service. It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Wigan Council).

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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