

**Holden House**  
**Holden Road**  
**Leigh**  
**WN7 1EX**



## SHOP TO LET

714.00 sqft (66.33 sqm)

### RENT

£800.00 Monthly

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**TO LET WIGAN**

### Property Highlights

- 714 sqft Shop in Residential Area
- Next to Busy Convenience Store
- Most Uses Considered

### Description

Fantastic turn key retail property within a busy residential area. Previously used as tattoo and hairdressing studio, but most uses will be considered. Ideal for a new start up or as an extension to a existing business.

- Size: 714 sqft
- Rent: £800 pcm
- Lease Term: 3 Years FR&I
- VAT: Exempt
- Service Charge: 10%
- Building Insurance: approx. £35per month subject to premium renewal

### Location

Holden House is set within a busy residential area, and close to Leigh Town Centre. The property is on the bus route and has both on and off-road parking. With retail units below and professional offices on the 1st Floor, the building is perfect for all types of businesses.

### Layout

