

Spinning Jenny, 33 King Street,  
**Leigh, Greater Manchester WN7 4LP**  
 Very Prominent Freehold Public House Opportunity

**Lot 57**

Vacant Possession



**Tenancy and accommodation**

Floor	Use	Gross Internal Floor Areas (Approx)		
Ground	Pub/Restaurant	353.77 sq m	(3,808 sq ft)	VACANT (1)
First	Ancillary	147.53 sq m	(1,588 sq ft)	
<b>Total</b>		<b>501.30 sq m</b>	<b>(5,396 sq ft)</b>	

(1) Please note that the property is currently occupied and trading, but is due to close imminently, and will be sold with Vacant Possession on completion of the sale. Please note that the fixtures and fittings will be removed from the property prior to completion - please see Special Conditions of Sale.

**Key Details**

- Substantial detached corner property comprising 501.30 sq m (5,396 sq ft)
- Very prominent position on busy main road fronting Leigh Bus Station
- Of interest to owner occupiers, developers and investors with change of use and redevelopment potential
- Between Aldi, Tesco Extra and Spinning Gate Shopping Centre

**On Behalf of Stonegate Pub Company**

**Location**

Miles: 14 miles west of central Manchester  
 24 miles north-east of Liverpool  
 Roads: A579, A580, M6, M62  
 Air: Manchester Airport

**Situation**

Leigh is located 14 miles west of Manchester city centre and 24 miles north-east of Liverpool. The property is situated in a very prominent corner position at the busy junction of Spinning Jenny Way and King Street, fronting Leigh Bus Station, in the heart of the town centre. The property is diagonally opposite Aldi and close to Tesco Extra and Spinning Gate Shopping Centre, the town's main shopping centre.

**Description**

The property comprises a large, detached two storey building arranged as a ground floor pub/restaurant with ancillary accommodation on the first floor and a small beer garden to the side.

**Tenure**

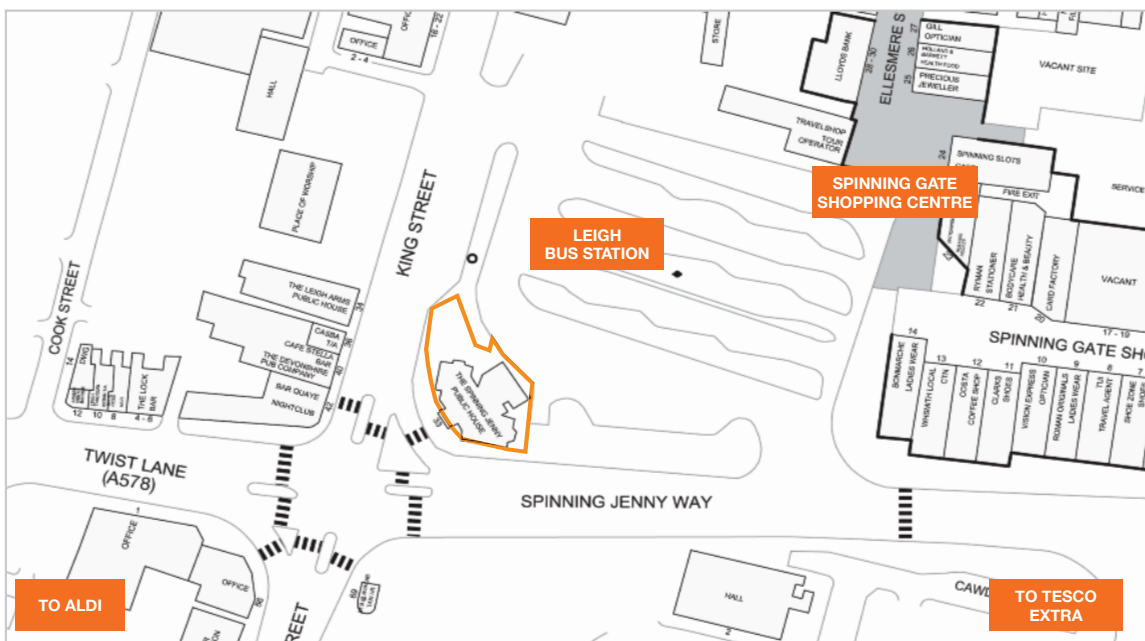
Freehold.

**VAT**

VAT is applicable to this lot.

**Energy Performance Certificate**

Band E. See legal pack at acuitus.co.uk



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