



For Sale - Income producing investment

762 Atherton Road, Wigan, Lancashire, WN2 4SB

648 ft² (60.20 m²)

- Income producing investment - £14,560 per annum
- Located on a busy main road position
- Planning for hot food take-away
- Potential for upper floor residential flat in the future
- Parking to the rear



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Description

The subject property is a income producing end terraced building of traditional brick-built construction set beneath a pitched and slated roof covering. The ground floor is well recognised local fish and chip shop (The Village Chippy).

Internally, the ground floor provide a large sales counter and servery area, with a further large room for food preparation and cooking area access to the rear with small grass area and parking to rear. The first-floor comprises of two double bedrooms currently used as storage / staff area and three piece bathroom suite.

The property is currently leased to a private individual paying £14,560 per annum, for a period of 5 years from January 2022.

Leases can be provided upon request.

Location

The property is situated in a very prominent busy main road position with frontage to Atherton Road, in the Hindley Green area of Wigan. The premises are situated approximately 1 mile and 2 miles from the centres of Leigh and Wigan respectively.

Wigan is a metropolitan borough with a population of 305,000 (1.5 million within 20km) and is served by the M6 and M61 motorways and the northwest mainline railway station. Wigan has excellent road and rail links to the surrounding main cities and towns of Manchester, Liverpool and Bolton

Accommodation

The subject property has been measured with the latest RICS code of measuring practice on a Net Internal Area (NIA) basis. 648ft²

Tenure

We understand the property is held long Leasehold.

Price

£140,000 Subject to Contract

Planning Use

Use class is Sui Generis – Hot food takeaway

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Rateable Value £1,900

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
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