

# FOR SALE

## MIXED USE INVESTMENT PROPERTY



# whozoo.

## SHEVINGTON

📍 9 Broad O'Th' Lane, Shevington, Wigan, Lancashire WN6 8EA

Price **£180,000**



Property Type

**MIXED USE**



Size

**968 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**SHEVINGTON**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Gathurst (0.9 miles)  
Appley Bridge (1.2 miles)  
Orrell (3 miles)

### Local Amenities



Gathurst Golf Club. (0.3 Miles)  
Fir Tree Fishery (0.6 Miles)  
Brick Stadium (2.4 Miles)

### VAT Applicable



NO

### Rateable Value

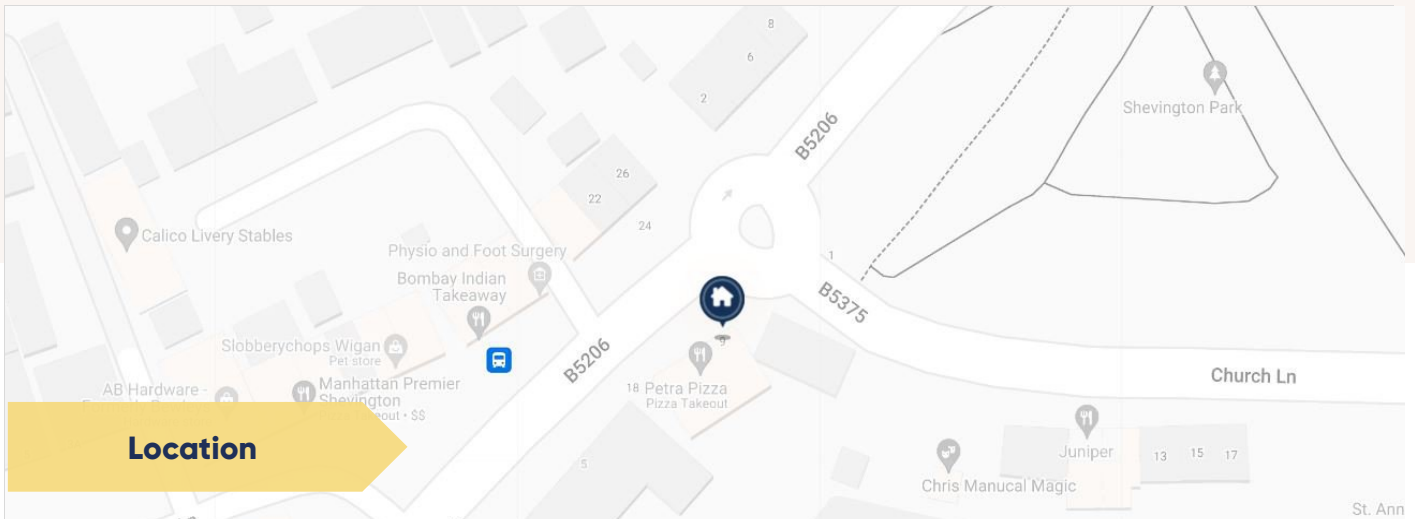


£4,000

### EPC



D



### Location



### Additional Information

An opportunity to acquire a freehold commercial investment property in Wigan.

The property is located at 9 Broad O' Th' Lane, Shevington, Wigan, WN6 8EA and is comprised of a retail unit on the ground floor, currently tenanted and used as a Chinese takeaway. On the first floor there is a two bedroom accommodation which is also occupied by the tenant.

The property is currently let at £12,740 per annum for the whole property and there is approximately 18 years left on the lease.

The property has not yet been measured and we advise anyone to undertake their own research.

Offers are encouraged in excess of £180,000 and viewings are by appointment only.



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