



£180,000

42 Wigan Lane, Wigan, WN1 1XR

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An excellent opportunity to purchase a mixed use property over four storeys of accommodation, all renovated to a high standard on the highly sought after "Wigan Lane".

To the basement and ground floor is commercial space currently utilised as a Salon and treatment rooms, to the first and second floors are residential accommodation in the form of a one bedroom apartment which is of a high specification. Externally there is a yard to the rear.

Commercial unit subject to vacant possession (EPC: 102 E)
Residential unit subject to 6 month AST (EPC: D59).

Leasehold 999 years.

Basement

Treatment Room

14'6" x 5'9" (4.43 x 1.77)

Treatment Room

9'5" x 6'7" (2.88 x 2.03)

Treatment Room

12'4" x 6'5" (3.76 x 1.98)

Treatment Room

12'4" x 6'5" (3.77 x 1.97)

First Floor Commercial Space

Salon

27'0" x 12'0" (8.23 x 3.67)
With laminate wood effect floor, open plan.

Kitchen

12'4" x 7'11" (3.78 x 2.42)
With lino flooring, composite work surface, base unit and central heating boiler.

W/c

With w/c and vanity basin

Apartment

Lounge

15'3" x 13'5" (4.65 x 4.09)
With carpeted flooring.

Bedroom

13'3" x 9'6" (4.04 x 2.9)
With carpeted flooring

Kitchen

12'3" x 7'7" (3.75 x 2.33)
With lino flooring, base and wall units. Stainless steel work surface.

Bathroom

12'4" x 8'0" (3.77 x 2.45)
With jacuzzi bath, shower, w/c and basin

External

Rear Yard

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

