



**£350,000**

691-693 Ormskirk Road, Pemberton, Wigan, WN5 8AQ



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Located on Ormskirk Road in the area of Pemberton, Wigan, this mixed-use let investment opportunity presents a unique prospect for both investors and those seeking a versatile property. The property comprises two commercial premises alongside two well-appointed residential apartments, each featuring two comfortable bedrooms.

With a current income of £30,140 per annum, this investment not only offers a steady revenue stream but also the potential for future growth in a thriving community. The location is particularly advantageous, being in close proximity to a variety of local amenities, ensuring convenience for both commercial and residential tenants.

Additionally, the property benefits from off-road parking, a valuable feature that enhances accessibility and appeal. This mixed-use development is ideal for those looking to diversify their investment portfolio or for individuals seeking a property that combines residential living with commercial opportunities.

In summary, this property on Ormskirk Road is a rare find, offering a blend of residential comfort and commercial viability in a desirable location.



## 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

