

LOT  
29

173 Wigan Road, Aspull, Wigan, Lancashire WN2 1DR

GUIDE PRICE **£75,000+**\*

MIXED USE

### Description

A mixed use investment opportunity comprising a ground floor retail unit together with a self-contained flat above accessed via a separate side entrance with open views to the rear. Following refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,600 per annum. Alternatively the ground floor could be converted to residential use, subject to any consents.

### Situated

Located in the desirable area of Aspull and is ideally located close to excellent schools, shops and local amenities as well as having great commuter links for Wigan, Bolton and Chorley and being in close proximity to Haigh woodland park.

### Ground Floor

**Shop** Main Sales Area, Two Rear Rooms (one with roller shutter access for car)

### First Floor

**Flat** Landing, Lounge, Kitchen/ Diner, Bathroom/WC, Bedroom with stairs leading a further room

### Outside

Access To Rear

### EPC Rating

**Flat D. Shop** TBC

### Council Tax Band

A

