

**Wigan Lane**  
**Wigan WN1 2JE**



**SHOP FOR SALE**

2,000.00 sqft (185.81 sqm)

**PRICE**

£218,000.00

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**TO LET WIGAN**

### Property Highlights

- Producing £1800 PCM
- Fully Tenanted 9.9 % Yield
- Great Location

### Description

Wonderful two story property approx. 2000 SQ FT, comprising of four units, two ground floor retail and two 1st floor flats. the property has been recently refurbished and is fully tenanted , producing £1800 PCM . Very Lettable spaces

- £21,600 Annual income
- Freehold Property
- 4 Tenants: Mixed Residential & Commercial

### Location

Located just off Wigan road, the property has the benefit of being visible from the busy road, close to Wigan centre but also tucked away for more space and privacy. A densely residential area with independent retailers, restaurants, and bars and fantastic transport links makes it a great location for tenants.

### Layout

