



HEATH ST/WORSLEY ST PORTFOLIO
GOLBORNE
WARRINGTON

£850,000



HEATH STREET/WORSLEY STREET, GOLBORNE, WARRINGTON

An Exceptional Mixed-Use Investment Opportunity - A Rare Opportunity To Purchase A Substantial Freehold Property In The Very Centre Of Golborne, Ideally Placed Approximately Halfway Between Manchester And Liverpool, With Excellent Access To The East Lancs Road (A580). The Property Offers A Strong Mix Of Residential And Commercial Space, Comprising A Detached House, Six Self-Contained Flats, Three Retail Units, And A Gated Private Car Park.

The residential element is fully let, producing a current income of £4,700 per month (£56,400 per year) from a detached house and six well-presented flats. The three ground floor shops are currently vacant, providing an immediate opportunity for a new owner to increase the total rental income to approximately £5,500 per month (£66,000 per year) once re-let, equating to a potential gross yield of around 7.76% at the asking price.

Potential: With a history of strong rental demand, this property presents the chance to boost returns by re-letting the vacant shops, reviewing rental levels on renewals, or exploring further development and refurbishment options (subject to consents). Its central location, secure parking, and excellent transport links make it a versatile and appealing choice for portfolio expansion or a high-yield standalone investment.

Location: Heart of Golborne | Halfway between Manchester & Liverpool | Excellent A580 access

Property Overview:

- Detached house + 6 self-contained flats
- 3 ground floor shops (currently vacant)
- Gated private car park

Rental Income:

- Detached house – £650 pcm
- Flat 1 – £550 pcm
- Flat 2 – £525 pcm
- Flat 5 – £550 pcm
- Flat 6 – £550 pcm
- Flat 7 – £325 pcm
- Flat 10 – £550 pcm
- Shops 26a, 26b, 26c – £600 pcm each (est.) once let

Total Current Income (residential only): £4,700 pcm / £56,400 pa

Potential Total Income: £5,500 pcm / £66,000 pa → **Gross Yield ~7.76%**

Future Growth Boost: Golborne is set to benefit from the exciting news that the **railway station is being reopened**, vastly improving connectivity and enhancing appeal for both tenants and businesses. This infrastructure investment is expected to support property value growth and strengthen long-term rental demand.

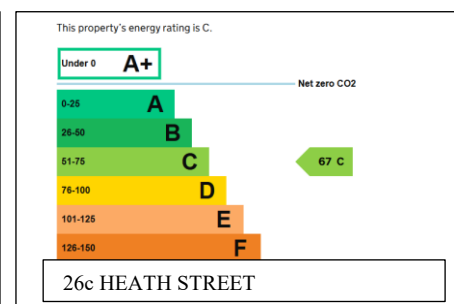
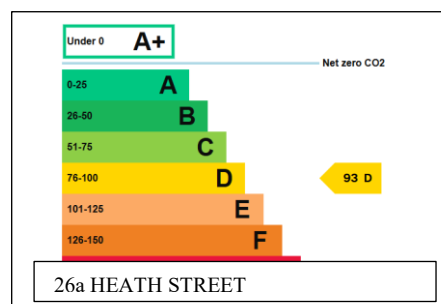
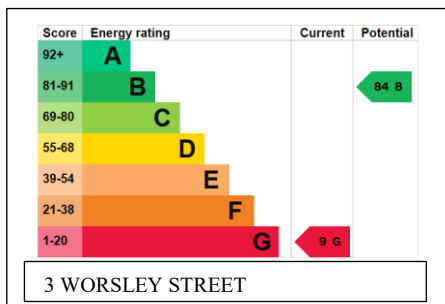
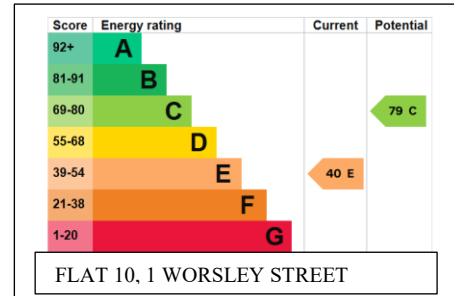
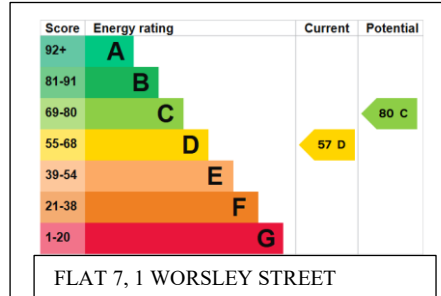
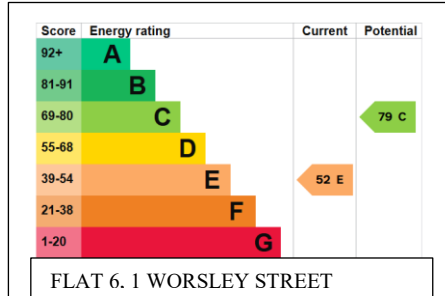
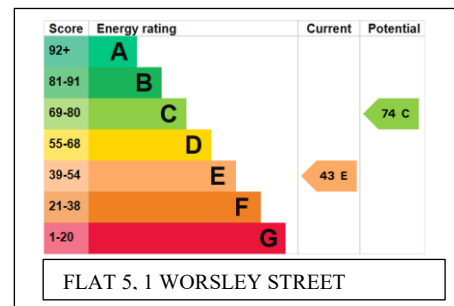
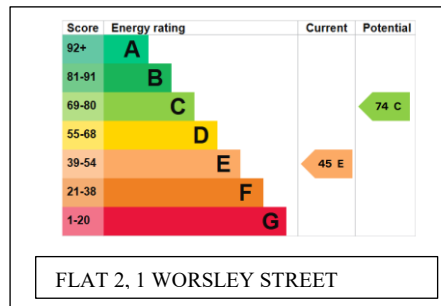
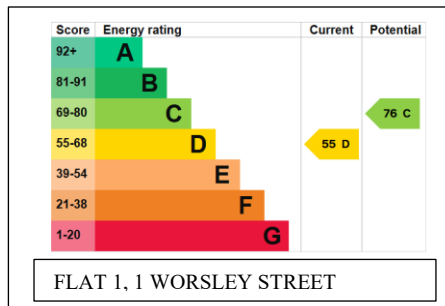
Investment Potential:

- Re-let the vacant shops to boost rental income immediately
- Scope for rental reviews and minor refurbishment to enhance returns
- Central location with secure parking and strong tenant demand

Why Invest:

- Rare central mixed-use freehold opportunity
- Versatile property suitable for portfolio expansion or standalone investment
- Strong potential for immediate and long-term income growth





General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Broadband (if known): Standard 6mbps download, 0.7 mbps upload, Superfast 77 maps download, 20 mbps upload, Ultrafast 1000 mbps download, 100 mbps upload

Mobile Signal/Coverage: Vodafone 86%, Three 81%, o2 81%, EE 80%

Flood Risk: None

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band A - 1 Worsley St, 3 Worsley St

Tenure:

26A,26B,26C Freehold - Flats Worsley St Leasehold

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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