

# MORGAN H LEWIS



**Asking Price £260,000**

**Preston Road, Wigan WN6 0PA**

- \*Fantastic Hot Food Business Opportunity
- \*Recently Refitted Shop Front
- \*Prominent Position on Main Road
- \*One Bedroom Flat Above
- \*Secure Off Road Parking

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Available with no chain is this modernised commercial unit, situated in a prominent position along one of Standish's main roads with accommodation above, to suit a number of uses. Previously a popular sandwich shop for many years, this building has now been modernised and as it already has planning consent for hot food, could suit a number of uses potentially including, a butchers, chip shop, sandwich shop or takeaway.

The shop front is welcoming and bright, with new stainless steel refrigerated counters and worktops and plenty of natural light from the large dual aspect windows. This leads on to a spacious prep room, with dual sinks and worktops this room provides access to a back room, with a 2x3m Walk-in fridge. To the rear of the property is a conservatory, which provides plenty of space for storage. To the first floor is the living accommodation, which is a blank canvas for the new owner to style to their needs and could be used as either living accommodation for the owner or workers, or office space. This space is briefly comprised of two generous reception rooms a large bedroom and large bathroom to the rear.

Externally this property has secure off road parking and a detached single garage.

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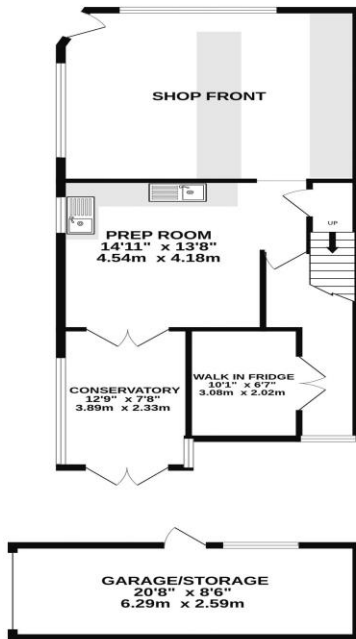


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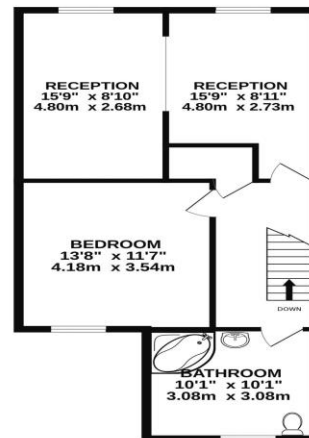


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GROUND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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