



1 College Avenue

Wigan, WN1 1DF

Best Offers Around £100,000



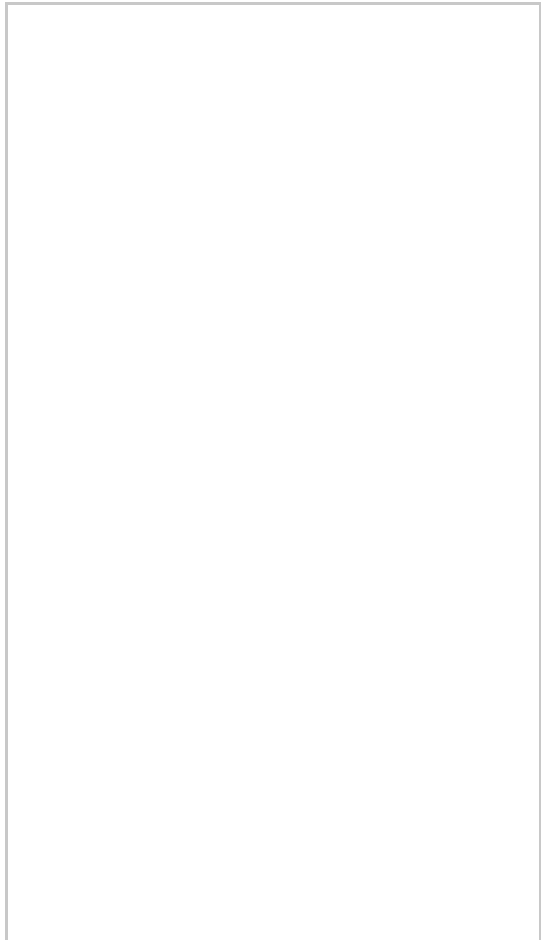
- GREAT LOCATION SURROUNDED BY OTHER POPULAR BUSINESSES AND OFFICES, LEISURE CENTRE, BUS AND TRAIN STATIONS
- 32 COVERS DOWNSTAIRS & 26 SITTING COVERS UPSTAIRS (AVAILABLE)
- CLASSY, WELL KEPT INTERIOR
- 8 X PART TIME STAFF
- SET OVER TWO FLOORS
- WELL ESTABLISHED, OVER 10 YEARS
- LOCATED IN THE TOWN CENTRE, GREAT PASSING FOOTFALL TRADE
- LOW OPERATOR COSTS
- ROLLING LEASE AGREEMENT
- EXCELLENT REPUTATION WITH A REGULAR LOYAL CUSTOMER BASE



Area Map



Floor Plans



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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