



2a Wrightington Street
Swinley, Wigan, WN1 2AZ
Price Guide £225,000



2a Wrightington Street, Swinley, Wigan, WN1 2AZ

A unique opportunity to purchase a commercial property in the heart of Swinley and in close proximity to the town centre and Mesnes Park.

The building constructed of brick under pitched slate roof, has been sympathetically refurbished retaining the original features and comprises a two storey premises which has most recently been utilised as a successful podiatrist business.

The ground floor includes 3 clinics, reception, waiting room and w/c. The first floor includes 2 studio rooms in an open plan layout and a shower room.

EPC: G33

Leasehold: 999 years.



Ground Floor

Vestibule

4'0" x 3'4" (1.23 x 1.04)

Hallway

4'0" x 3'4" (1.23 x 1.04)

Clinic 3

14'7" x 9'3" (4.47 x 2.83)

Reception

14'11" x 4'4" (4.56 x 1.34)

Clinic 2

14'6" x 7'9" (4.43 x 2.38)

Clinic 1

14'5" x 8'11" (4.41 x 2.72)

Waiting room

9'10" x 6'10" (3 x 2.09)

W/c

First Floor

Studio Room 1

16'9" x 14'7" (5.11 x 4.47)

Shower Room

Studio Room 2

22'11" x 14'9" (7 x 4.52)

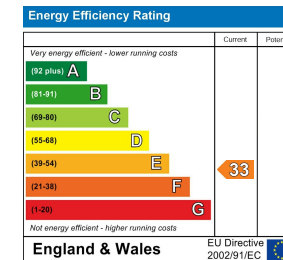
Area Map



Floor Plan



Energy Efficiency Graph



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