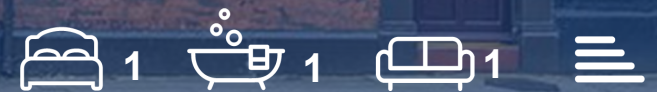




42 Wigan Lane
, Wigan, WN1 1XR
Offers Over £200,000



42 Wigan Lane, Wigan, WN1 1XR

An excellent opportunity to purchase a mixed use property over four storeys of accommodation, all renovated to a high standard on the highly sought after "Wigan Lane".

To the basement and ground floor is commercial space currently utilised as a Salon and treatment rooms, to the first and second floors are residential accommodation in the form of a one bedroom apartment which is of a high specification. Externally there is a yard to the rear.

Commercial unit subject to vacant possession (EPC: 102 E)

Residential unit subject to 6 month AST (EPC: D59).

Leasehold 999 years.



Basement

Treatment Room
14'6" x 5'9" (4.43 x 1.77)

Treatment Room
9'5" x 6'7" (2.88 x 2.03)

Treatment Room
12'4" x 6'5" (3.76 x 1.98)

Treatment Room
12'4" x 6'5" (3.77 x 1.97)

First Floor Commercial Space

Salon
27'0" x 12'0" (8.23 x 3.67)

Kitchen
12'4" x 7'11" (3.78 x 2.42)

W/c

Apartment

Lounge

15'3" x 13'5" (4.65 x 4.09)

Bedroom

13'3" x 9'6" (4.04 x 2.9)

Kitchen

12'3" x 7'7" (3.75 x 2.33)

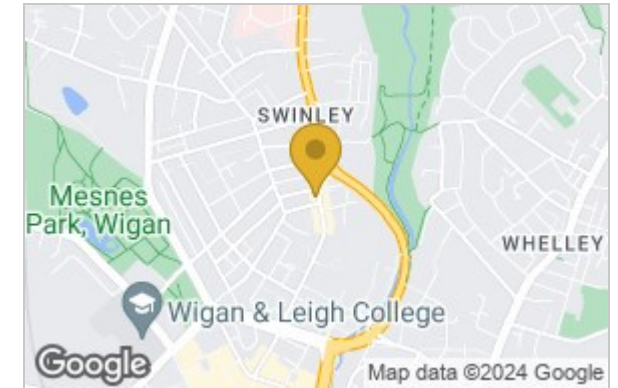
Bathroom

12'4" x 8'0" (3.77 x 2.45)

External

Rear Yard

Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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