



38-40 Hallgate, Wigan, WN1 1LR

Price Guide £150,000

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Well positioned on the popular Hallgate thoroughfare, 38-40 Hallgate represents an excellent opportunity for a commercial business.

Less than 100m from Wigan Bus Station and in close proximity to the town centre and the proposed £135 million redevelopment of The Galleries.

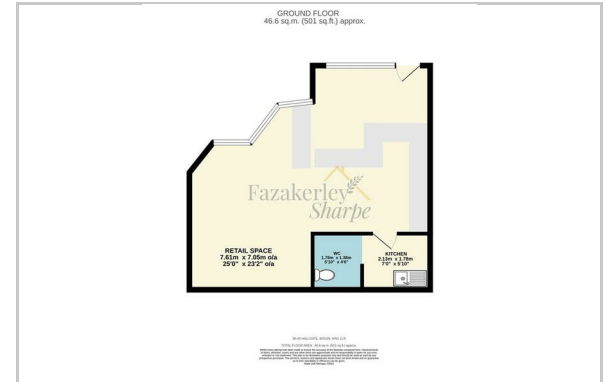
The property is available freehold (two HMLR titles) subject to vacant possession due to proposed retirement of the owner occupiers.

The building itself is brick built under pitched slate roof and benefits from mains services (water, drainage and electricity).

Area Map



Floor Plan



Accommodation

Retail Area
24'11" x 23'1" (7.61 x 7.05)

W/c
5'10" x 4'6" (1.78 x 1.38)

Kitchen
6'11" x 5'10" (2.13 x 1.78)

Cellar

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		

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