



£240,000

378a Warrington Road, Abram, Wigan, WN2 5XA

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A unique opportunity for an owner occupier / investor / developer to acquire a range of commercial buildings with a Gross Internal Area of approximately 2,991sqft.

In addition there is a secure yard area of approximately 236m<sup>2</sup> (available by separate negotiation).

The property is located off the adopted highway, Warrington Road in Abram and in easy reach of Wigan, Leigh, Ashton and Golborne. The East Lancashire Road lies approximately 4.3 km south of the Property with Junction 24 of the M6 approximately 6 km west of the Property.

EPC D80

Leasehold - 999 years

## Main Building

A two storey brick built building under pitched slate roof.

### Ground Floor

#### Studio

18'0" x 11'1" (5.5 x 3.4)

With wood laminate flooring.

#### Studio

18'0" x 8'8" (5.5 x 2.66)

#### Workshop

18'8" x 18'0" (5.7 x 5.5)

#### Workshop

18'0" x 14'6" (5.5 x 4.42)

### First Floor

#### Studio / Office

18'0" x 17'8" (5.5 x 5.4)

#### Workshop / Office

18'0" x 8'2" (5.5 x 2.5)

#### Office

14'1" x 11'8" (4.3 x 3.56)

#### Office

15'2" x 14'1" (4.63 x 4.3)

### Utility

### W/c

## Adjoining Garaging / Workshop

### Workshop

25'5" x 24'3" (7.76 x 7.4)

### W/c

### Garage

27'1" x 10'2" (8.28 x 3.10)

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

