



£200,000

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



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**\*\*ADJACENT TO MESNES PARK AND WALKING DISTANCE TO TOWN CENTRE\*\***

A unique opportunity to purchase a commercial property in the heart of Swinley and in close proximity to the town centre and Mesnes Park with potential for re-development (STP)

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.

## Ground Floor

### Vestibule

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

With carpeted flooring

### Hallway

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

With non slip floor, providing access to three clinics, waiting room and reception. External access.

### Clinic 3

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

With non slip floor, electric panel heater, single stainless steel basin, high gloss base and wall units. Double glazed window.

### Reception

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

With non slip floor, original feature victorian painted brick wall.

### Clinic 2

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

With non slip floor, double glazed window, basin,, high gloss units.

### Clinic 1

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

With non slip floor, double glazed window, basin,, high gloss units.

### Waiting room

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

With carpeted flooring.

### W/c

With non slip floor, w/c and basin.

## First Floor

### Studio Room 1

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

With vaulted ceiling, exposed timber beams, recessed spot lights. Feature counter below granite work surface which incorporates a 1 and 1/4 bowl basin. Karndeian wood effect flooring.

### Shower Room

With tiled flooring, electric shower, w/c and basin.

### Studio Room 2

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

With vaulted ceiling, recessed spot lights, open plan. Karndeian wood effect flooring.

## 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

