



All enquiries Ref: Richard Vango

- Long leasehold second floor self contained apartment
- Investment

#### Location:

The property is situated within the Wharfside Building which is accessed via Heritage Way. Public transport links include Wigan North Western and Wigan Wallgate Train Stations together with local bus services serving the surrounding area. Road communications are provided by the A49 and A577 providing access to the M6 Motorway lying to the West. A comprehensive range of shops, restaurants and cafes are available in central Wigan.

**EPC rating:** C



#### Accommodation:

Second floor: Two bedrooms, reception room open to kitchen, bathroom/WC  
Outside: Balcony

**Council Tax Band:** B

#### Tenancy:

Let on an AST at £650 per calendar month

#### Rent Reserved:

**£7,800** per annum

#### Lease:

Held on a lease for a term of 250 years from 1st January 2005 at a ground rent of £100 pa (rising)