



Car Wash

Ref: 5613492

260 Bolton Road, Ashton-in-Makerfield, Wigan, WN4 8SH

Freehold: OIEO: £365,000

Prominent location, situated on the A58

Rare to the market. Densely populated area

Wealth of development opportunities

Currently tenanted, achieving c. £30,000 pa

Site area 0.13 acres

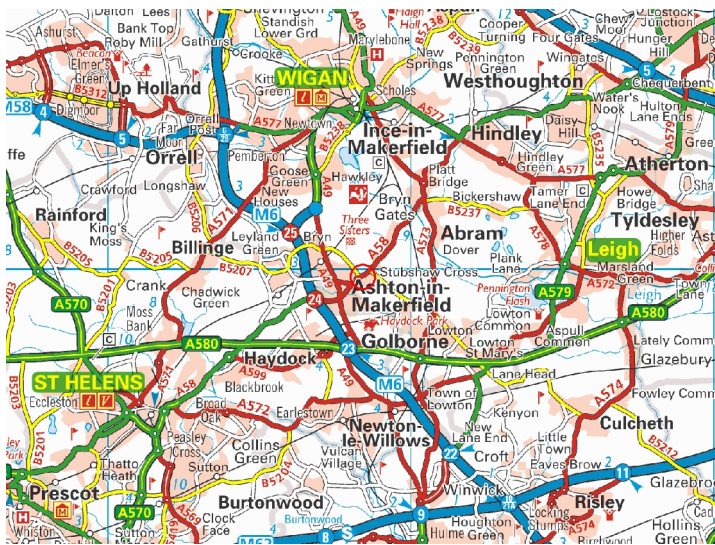
EPC Exempt



This ex petrol filling station is currently trading as a hand car wash and offers itself to a wealth of potential alternative uses due to its prominent position along Bolton Road in the town of Ashton-in-Makerfield.

The site is currently let to a third party on a short term let basis and can be offered on a vacant basis or with the tenant in situ paying an annual rental of £30,000 per annum.

Historically the site has traded as a petrol filling station, shop and car wash.



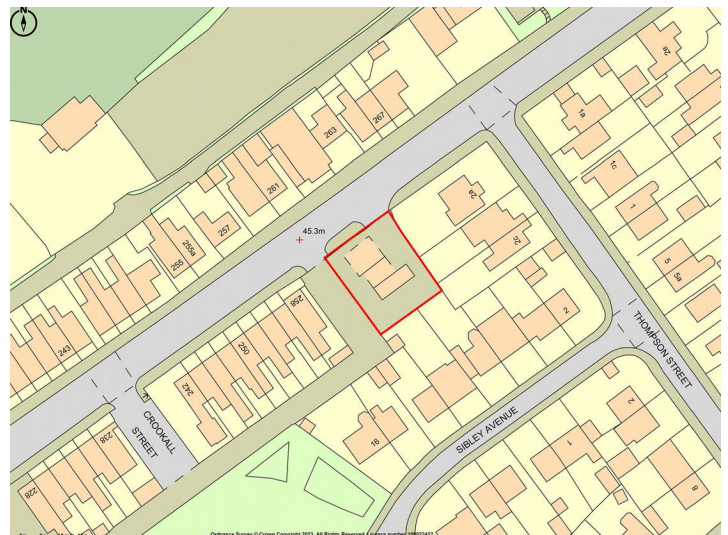
Location

The site is located along the A58 (Bolton Road) within the bustling market town of Ashton-in-Makerfield, Greater Manchester. Ashton-in-Makerfield is a sought after market town which is located within the borough of Wigan and is approximately 4 miles south of the central town of Wigan. The site benefits from both a high traffic volume and being immediately situated within a densely populated area.

Bidder Guide

Part of a large group disposal. Please see the data room link below for access to the total group.

The sale of these premises are strictly subject to the conditions set out within the Bidder Guide which is located in the data room: [Project Roadside Login](#)



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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