

50, Richmond Street, Wigan, WN3 5EB



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Two bed flat in sought after residential location close to Wigan providing 7.8% yield.



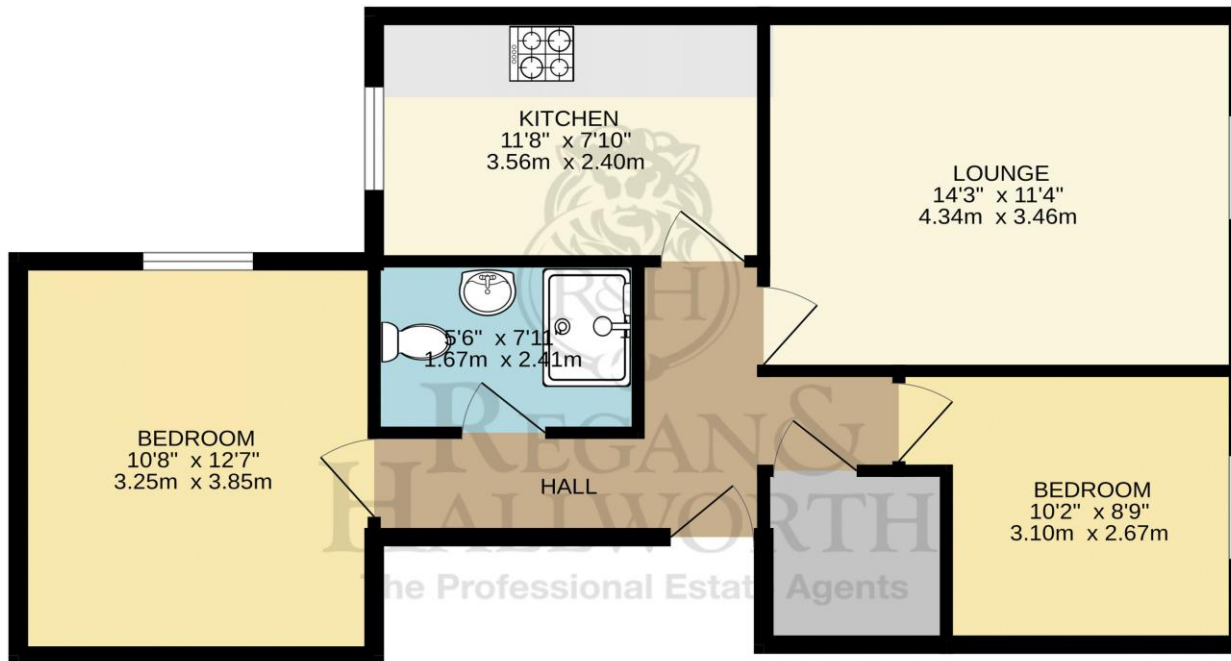
- Two bed flat / Maisonette
- 8% yield guaranteed
- Gas central heating / Double glazing
- Electrics recently upgraded
- Sold with tenant in-situ
- Freshly decorated
- Boiler 2 years old
- 616 SQ.FT.

ATTENTION INVESTORS AND FIRST TIME BUYERS ! Look no further than 50 Richmond Street! Key Features include freshly decorated accommodation offering two bedrooms, a modern fitted kitchen and shower room, gas central heating with a boiler that is only 2 years old, built in wardrobes in main bedroom, recently updated electrical box and full double glazing. The energy rating is C ensuring the property is energy efficient and means the property can be rented past 2030 without requiring any costly improvements (The UK government plans to increase the minimum EPC rating to C by 2030) With a prime location close to Wigan town centre and a reliable tenant sold in-situ, Richmond Street is truly worthy of your attention. Don't miss out on this exceptional investment opportunity—schedule a viewing today! Tenant paying £750 PCM with management fee currently £99 pcm rising to £112 from April the property will provide a healthy yield of 8%. Lease term is 125 Years From 1 February 1992.





GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.

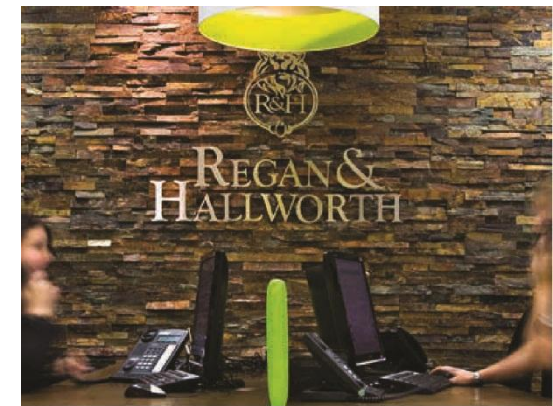


TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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