



Market Street, Hindley, Wigan, WN2 3AE
OIRO £500,000

RG
Rutter Green

64 Kenyon Road

Wigan

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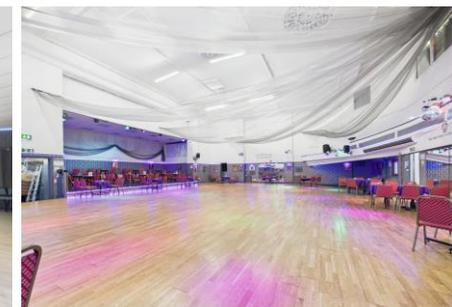
Market Street, Hindley, Wigan, WN2 3AE

- Ideal Investment Opportunity
- Business Not Affected
- Fully Tenanted
- Historic Building
- High Street Location
- Close to Public Transport Links
- Rental Yield of 9.6%
- High Footfall
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An excellent opportunity to acquire a fully let commercial investment property situated in a prominent position on Market Street in the heart of Hindley. Hindley is a busy and well-established town centre location with a wide variety of shops, supermarkets, cafés, restaurants and independent retailers serving the surrounding residential community. The area benefits from strong local footfall and

The property is fully let and currently generates a total rental income of £48,000 per annum, providing an immediate and established income stream for investors. At the asking price of Offers in the Region of £500,000, the property reflects an attractive gross yield of approximately 9.6%, subject to purchaser's costs.

Overall, this represents an appealing opportunity to acquire a distinctive and fully income-producing commercial investment within a popular and well-supported town centre location.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

