

HUNTERS®

HERE TO GET *you* THERE



Railway Road, Leigh

£125,000

Council Tax:

Tenure: Freehold

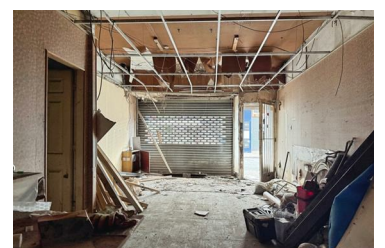
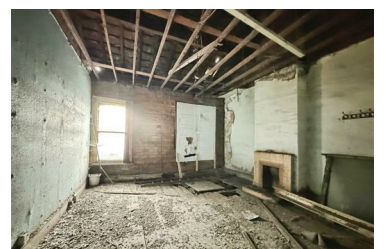


Nestled on Railway Road in Leigh, this commercial property presents a unique opportunity for both investors and those seeking a project. The property boasts two spacious reception rooms, three bedrooms, and a bathroom, offering ample space for various uses.

One of the standout features of this property is its potential for transformation. The shop front, along with the upstairs area, can be converted into a two-bedroom flat, making it an attractive option for those looking to maximise rental income. Currently, the shop can generate a rental income of £900 per calendar month, while the flat has the potential to yield £750 per calendar month. This brings the combined rental income to an impressive £1,650 per month, providing a solid return on investment.

It is important to note that the property requires a full refurbishment, allowing you to tailor the space to your specific needs and preferences. With no

- MIXED USE PROPERTY
- POPULAR AREA OF LEIGH
- POTENTIAL RENT £1650
- PERFECT FOR INVESTORS
- CONVERT IN SHOP AND 2 BED FLAT



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