



**Great George Street, Wallgate, Wigan,
WN3 4DL**

OIRO £450,000



64 Kenyon Road

Wigan

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Great George Street, Wallgate, Wigan, WN3 4DL

- Substantial Freehold Commercial Premises
- Approximately 5,425 Sq Ft (504 Sq M)
- Versatile Workshop, Warehouse & Office Accommodation
- Part Single Storey & Part Two Storey
- Ample Parking Directly Outside The Premises
- Situated Within The Established Wallgate Trading Estate
- Within Walking Distance Of Wigan Town Centre

Rutter Green Commercial are pleased to present an excellent opportunity to acquire this substantial and highly versatile commercial premises, occupying a convenient position on Great George Street, just off Wallgate and within easy reach of Wigan town centre.

Offering approximately 5,425 sq ft (504 sq m) of accommodation, the property provides an interesting mix of workshop, warehouse, storage and office space arranged across single and two-storey sections. Its flexible configuration lends itself to a variety of commercial and investment possibilities, subject to the relevant consents.

A particular advantage is the property's location. Despite being within walking distance of Wigan town centre and its railway connections, the premises sits within an established commercial area and benefits from convenient road links to the wider Wigan borough and motorway network.





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.

