



**504 Wigan Road, Atherton
Manchester M46 0GA**

£250,000

Hyde Estates are pleased to offer this detached investment opportunity. The property comprises a ground floor commercial unit and first floor one bedroom apartment with an approximate internal area of 1377sqft / 128sqm.

Situated in a highly visible position on Wigan Road A577, a continuation of A579 Bolton Road with easy access to the M61 motorway junction 5. Ideally positioned in a densely populated residential area with lots of passing trade. The unit benefits off street parking for multiple vehicles and sits on a generous plot with large rear garden.



Ground Floor

The ground floor commercial unit has an approximate internal area of 742sqft / 69sqm and is currently let as a Barber Shop until April 2028 with the current rent £13,000 per annum increasing by £1,000 on an annual basis.

First Floor

To the first floor is a one bedroom apartment with an approximate internal area of 635sqft / 59sqm currently achieving £7,200 per annum

Additional Information

UPVC double glazed windows and sliding doors to the rear, gas combi boiler, security alarm and mains utilities, a storage shed is situated to the rear.

Tenure

We understand that the property is FREEHOLD.

Size

Approx 1,377sqft / 128sqm

Viewings

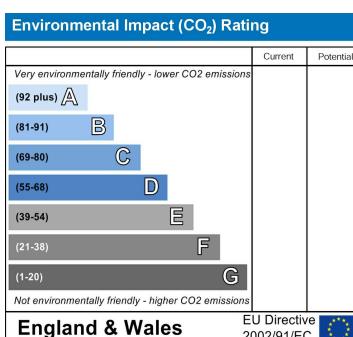
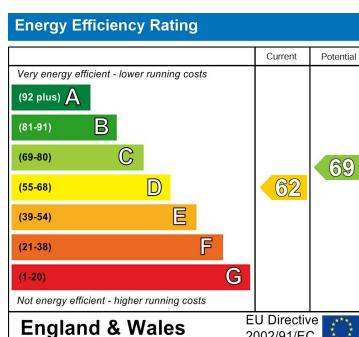
To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

Note

Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

Material Information

Council Tax Band: A



1 St. Margarets Road, Prestwich, Manchester, M25 2QB