



## 47 Wigan Road

Ashton-In-Makerfield, Wigan, WN4 9AR

**£600 PCM**



Sapphire Homes are pleased to offer this well presented Commercial Unit with A1 use. There is Roller shutter security, Small kitchen area, Single disabled toilet and Parking to rear.

Unit size

4.10m x 9.25m Main Shop Area

3.60m x 2.40m utility room and W.C.

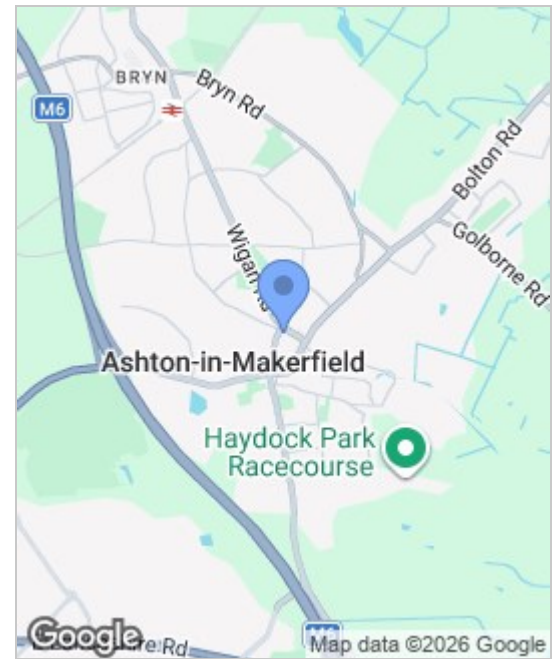
Overall Area: 46.5 sq metres. (500 sq ft)



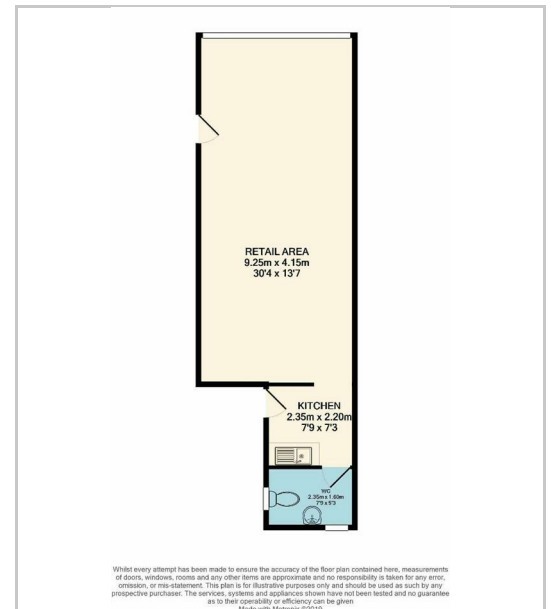
**Main Shop Area 13'5" x 30'4" (4.10 x 9.25)**

**Utility Room / Toilet Area 11'10" x 7'10" (3.60 x 2.40)**

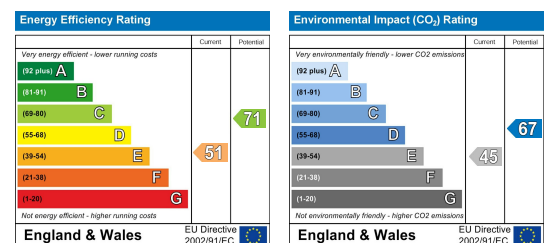
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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