



£20,000

Land to the West Side of Warrington Road, Wigan, WN2 5XA

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Located on Warrington Road in Wigan, this exceptional piece of land presents a unique opportunity for those looking to invest in a versatile property. Spanning an impressive total area of approximately 2,727.13 square feet, this site is ideal for a variety of uses, whether for development or as a secure storage solution.

The property features three steel-framed outbuildings, which collectively offer a floor area of around 345.36 square feet. These structures provide a solid foundation for any potential projects or business ventures, ensuring durability and functionality. The securely gated access road and yard enhance the property's appeal, offering peace of mind and privacy for your activities.

Conveniently located, this land benefits from excellent transport links, making it easily accessible for both personal and commercial use. Additionally, the surrounding area boasts a range of local amenities, ensuring that all essential services are within reach.

This land on Warrington Road is a rare find, combining practicality with potential. Whether you are looking to expand your business or seeking a strategic investment, this property is well worth considering.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

