



College Avenue, Wigan, WN1 1DF
£175,000

RG
Rutter Green

64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

hello@ruttergreen.co.uk

01942 367915

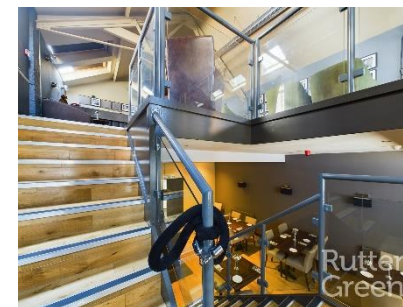
College Avenue, Wigan, WN1 1DF

Commercial Building For Sale With Long Term Tenant

- Commercial Investment Opportunity
- Sold with Tenant in Situ
- Passing Rent of £16,500 Per Annum
- Freehold Property
- Immediate Income-Producing Asset
- Popular and Established Commercial Area
- Well-Presented Accommodation
- Strong Addition to Any Property Portfolio

An excellent opportunity to acquire a freehold commercial investment property on College Avenue, Wigan, being sold with the tenant in situ and producing a rental income of £16,500 per annum. Beautifully presented throughout and maintained to a high standard, the property provides an attractive and professional environment for the current occupier. With a long-term tenant already in place, the property offers investors an immediate and secure income stream from completion, making it an ideal addition to any investment portfolio. The freehold tenure further enhances the property's appeal, providing long-term ownership and control of the asset. Situated in a well-established commercial location with excellent access to local amenities and transport links, this is a rare opportunity to acquire a quality income-producing investment with strong future potential.

Call 01942 367915 or alternatively email hello@ruttergreen.co.uk





If you would like to arrange a viewing of this property, please contact our showroom at

64 Kenyon Road

Wigan

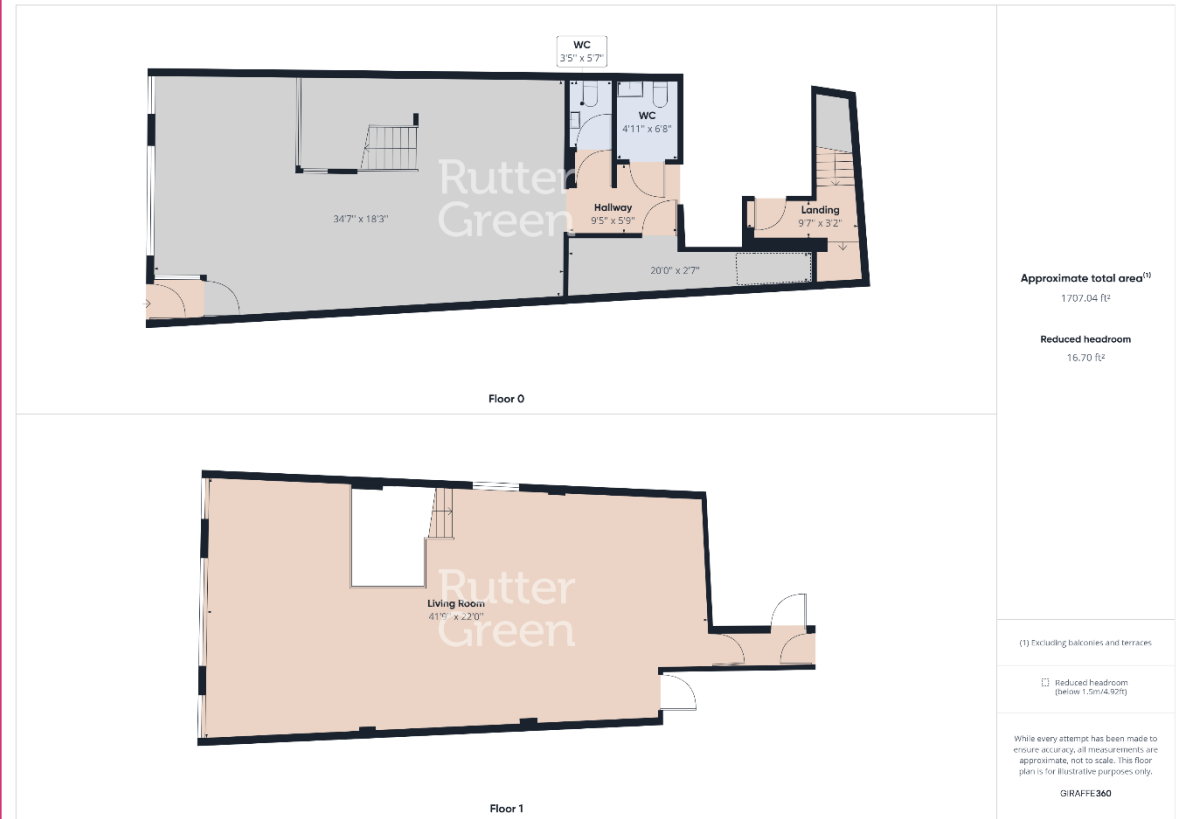
WN1 2DQ

01942 367915

hello@ruttergreen.co.uk

Additional information on this property is available at

www.ruttergreen.co.uk



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.

