

FOR SALE

31, Wigan Lane, Wigan, WN1 1XR

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



31, Wigan Lane, Wigan, WN1 1XR

A unique investment opportunity – three properties in one!



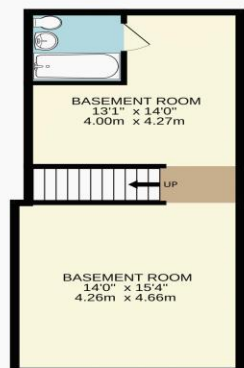
- Unique opportunity to acquire 3 properties in 1
- Superb presentation throughout
- Commercial premises with converted basement
- Potential gross yield of approximately 8.8%,
- Walking distance to town centre
- All three properties ready for immediate letting
- Detached, self-contained 1 bed coach house
- 2354 SQ.FT.

An exciting opportunity to acquire a distinctive mixed-use investment comprising three separate properties across two addresses, offering a combination of commercial and residential accommodation with the potential to generate an attractive combined rental income. Importantly, both buildings have undergone extensive renovation in recent years and are superbly presented throughout. With the improvements already completed, this is an appealing turnkey investment opportunity, with all three properties in immediate rental condition and ready for a new owner to begin generating income without the need for further work. Positioned in a thriving commercial and residential area within walking distance of the town centre, 31 Wigan Lane comprises a commercial ground-floor premises with prominent frontage onto a busy thoroughfare, complemented by a converted basement providing useful additional storage. Currently operating as a beauty and cosmetic salon, the commercial unit is expected to generate rental income of approximately £1,200 per calendar month (£14,400 per annum). Above, 31a Wigan Lane is a generously proportioned duplex two-bedroom apartment, providing separate residential accommodation with an estimated rental income of £750–£800 per calendar month. Completing the portfolio is 2b Douglas Road, an attractive, self-contained coach house conversion. This detached one-bedroom home offers a further independent rental opportunity, with an estimated rental income of £700–£750 per calendar month. Based on the upper end of the estimated rental figures, the three properties could generate a combined rental income of approximately £33,000 per annum, equivalent to around £2,750 per month. At an asking price of £375,000, this would represent an attractive potential gross yield of approximately 8.8%. Offering three distinct income streams across commercial and residential property, all benefiting from extensive renovation and ready for immediate letting, this is an excellent opportunity for investors seeking a well-presented addition to their portfolio without the usual expense, disruption or uncertainty associated with refurbishment projects. Rental figures are estimates and are not guaranteed. Prospective purchasers should make their own enquiries regarding achievable rents, current tenancies, planning and permitted use, and all relevant property and investment costs.

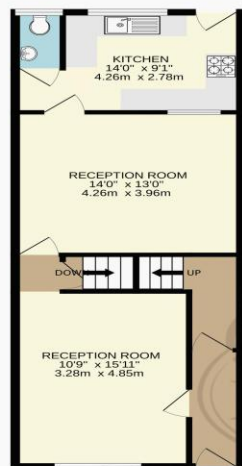




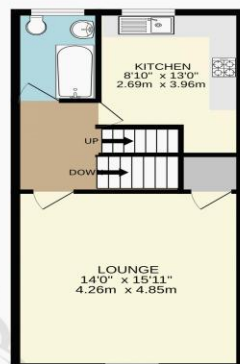
BASEMENT
442 sq.ft. (41.0 sq.m.) approx.



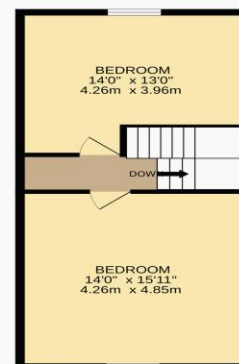
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



GROUND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 2354 sq.ft. (218.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555

wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.