



511 Wigan Road

Westhoughton, BL5 2BX

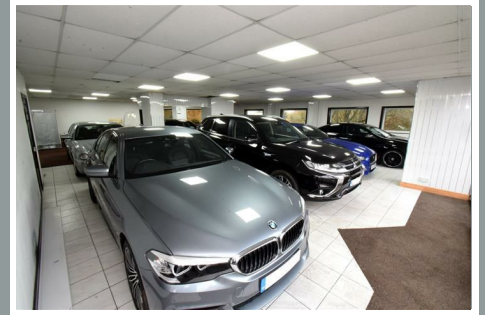
Offers in the region of £400,000



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**Offers in the region of £400,000**



**\*\* COMMERCIAL OUT OF TOWN RETAIL PREMISES FOR SALE \*\*** Charlesworth Estates are delighted to bring to market this prominently located **ESTABLISHED CAR SALES SHOWROOM** with **FIRST FLOOR OFFICES, REPAIR WORKSHOP** and **PARKING DISPLAY** areas plus **SELF-CONTAINED RESIDENTIAL TWO BEDROOM APARTMENT**. To arrange a viewing (strictly by appointment) or you require further information please contact our office on 01942 817090.

## **GROUND FLOOR**

Car sales showroom and offices (2100 sq. ft) [gross rental area] with full length display windows and personal doors to front and steel shutter doors to side.

## **REPAIR WORKSHOP**

Equipped repair workshop (1000 sq. ft) [gross internal area]. Access via steel shutter door.

## **FIRST FLOOR**

1200 sq ft. Storage area and offices (**MODERN SELF CONTAINED TWO BEDROOM APARTMENT**) currently tenanted with an annual gross rental income of £7000 p.a.

## **Energy Performance Certificates**

## **PLEASE NOTE**

**RATEABLE ASSESSMENT TO BE ADVISED and BUSINESS RATES PAYABLE 2025/2026 TO BE ADVISED**

## **Disclaimer**

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



## Road Map



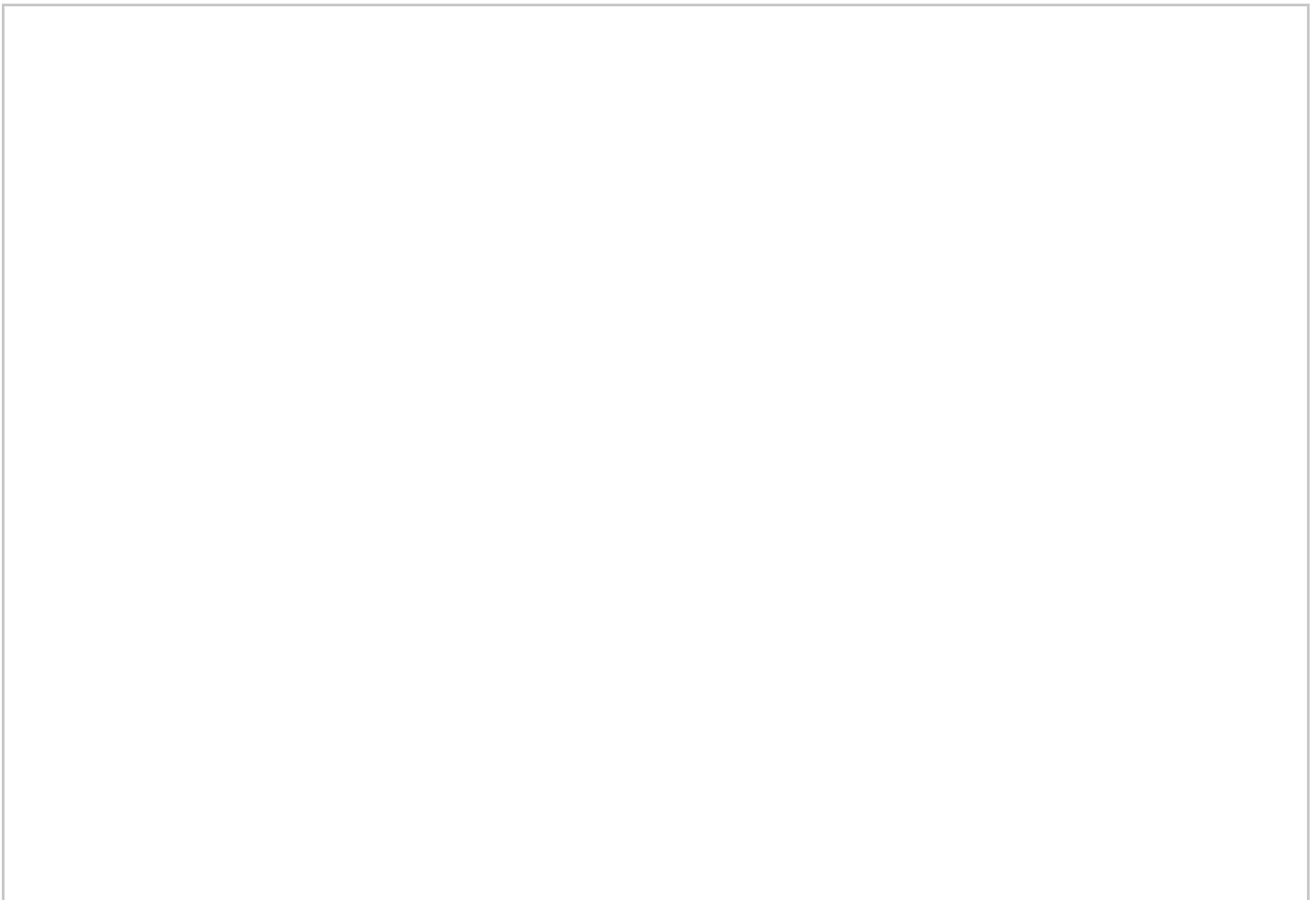
## Hybrid Map



## Terrain Map



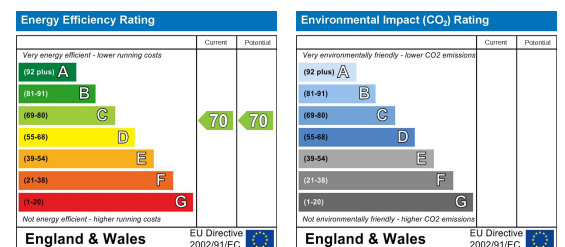
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## 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 them as statements of 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 respect of the property.