

Wigan Road, Wigan, WN4

£220,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

COMMERCIAL PROPERTY FOR SALE PLUS TWO BEDROOM FLAT Housesimple are pleased to present to the market the following property which presents a unique opportunity to purchase a going concern together with residential flat, the sale consists of :- 2 Retail Units - Hairdressers and Deli/Sandw

Key features:

- Corner location
- Parking for 3/4 Vehicles
- First Floor flat
- 2 bedrooms
- Retail unit- hairdressers
- Retail unit - sandwich/deli shop
- Ongoing rental income
- existing good tenants
- Popular aea

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1044.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking
- **Lease info:** years remaining



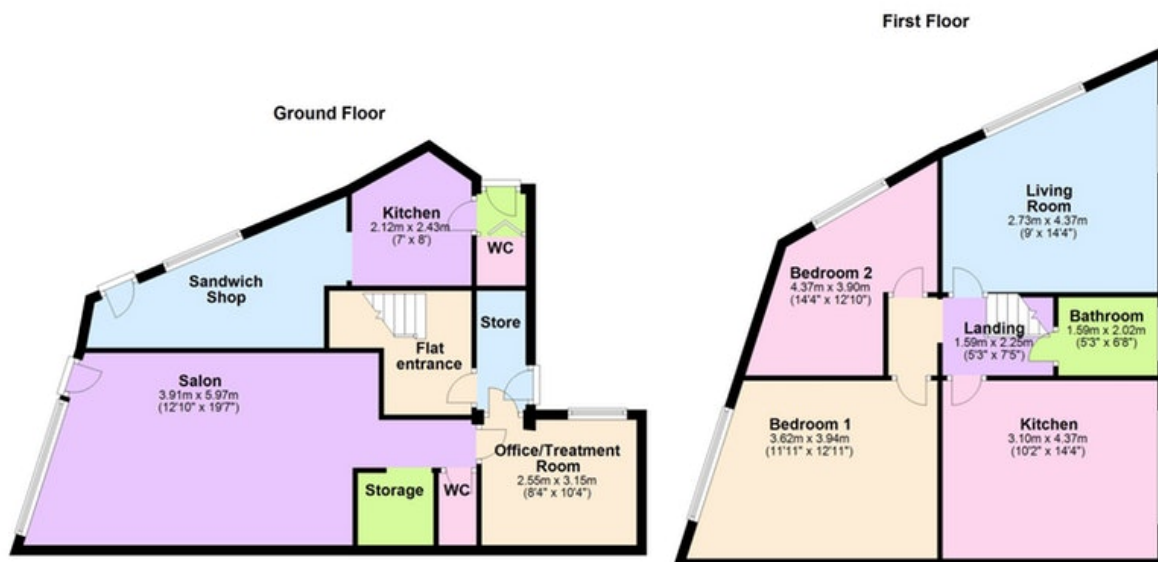
COMMERCIAL PROPERTY FOR SALE PLUS TWO BEDROOM FLAT

Housesimple are pleased to present to the market the following property which presents a unique opportunity to purchase a going concern together with residential flat, the sale consists of :-

2 Retail Units - Hairdressers and Deli/Sandwich shop, Both have existing ongoing tenants which provide an ongoing rental income to be sold with existing tenants continuing. (hairdressers has salon and beauty room and amenities, the sandwich shop has shop, kitchen area and utilities).

First floor two bedroom flat which consists of lounge, spacious kitchen/diner, two bedrooms and modern bathroom. The flat is accessed via private entrance at the rear of the property where there is private parking for 3/4 cars.

Situated in a popular area this is a unique opportunity to purchase the full property, Early viewing is recommended to fully appreciate all the property has to offer.

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

Flat, 537, Wigan Road, Ashton-in-Makerfield, WIGAN, WN4 0BX

Dwelling type: Top-floor flat	Reference number: 9868-2022-7288-6061-2924
Date of assessment: 16 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 August 2019	Total floor area: 50 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,932
Over 3 years you could save	£ 1,113

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 123 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 1,113 over 3 years</p> </div>
Heating	£ 3,603 over 3 years	£ 2,808 over 3 years	
Hot Water	£ 1,080 over 3 years	£ 888 over 3 years	
Totals	£ 4,932	£ 3,819	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">26</td><td style="text-align: center;">40</td></tr> </table>	Current	Potential	26	40	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
26	40												

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 213
2 Cavity wall insulation	£500 - £1,500	£ 684
3 Increase hot water cylinder insulation	£15 - £30	£ 135

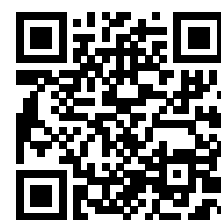
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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