

**10-12 DOWNHALL GREEN ROAD, BRYN,  
WIGAN, WN4 0DH**

**£250,000**

- Two Interconnecting Retail Units
- Prime Location in Bryn
- Fantastic Opportunity
- Car Park for Multiple Cars
- Freehold
- Not To Be Missed
- EPC Rating: E



# Borron Shaw

Your local Estate Agent





FREEHOLD - TWO INTERCONNECTING RETAIL UNITS - CAN OPEN 7 DAYS A WEEK WITH UNRESTRICTED HOURS - PRIME LOCATION IN BRYN - SITUATED BETWEEN A VETS AND A DENTIST ON THE CROSS ROADS LINKING WIGAN, ASHTON, GOLBORNE AND BILLINGE - CAR PARK FOR MULTIPLE CARS - EXCELLENT INVESTMENT/RENTAL OPPORTUNITY - VIEWINGS ARE ESSENTIAL



Borron Shaw are delighted to offer for sale these commercial retail units.

Number 10 comprises of:- Two Rooms, WC and a Kitchenette with access to number 12

Number 12 comprises of:- Reception Area, Three Rooms and a WC.

This is a fantastic opportunity for a business owner looking for a premises with a prime location or for investors looking to lease commercial premises. It is in the most densely populated area in the country according to the census.



There is immediate parking in front of the entrance and it is single story therefore very disabled friendly . There is a bus stop in front of the building which means it can be easily reached by non -drivers. The building can be easily separated into private individual rooms.

Very suitable for beauty, health care, hair dressing, aesthetics, medical/ophthalmic uses, counselling work.

Internet signal is strong and fast in this area.



This premises has always been well supported and visited by the local community as parking outside the premises is free and controlled by the new owner/ tenant.

There is opportunity to turn the front car park into a chargeable car park to generate extra revenue.

## Number 10

Room One 22' x 10'1" (6.71m x 3.07m)

Front door, two double glazed windows, base units, laminate flooring.

### **Room Two 10'8" x 8'3" (3.25m x 2.51m)**

Double glazed window, laminate flooring.

### **WC**

Low level WC, hand wash basin, double glazed window.

### **Kitchenette**

Base units with work tops, single sink unit, access door into number 12.

### **Number 12**

### **Reception Area 11'2" x 12'9" (3.40m x 3.89m)**

### **Room One 30'8" x 19'7" (9.35m x 5.97m)**

Five double glazed windows, door.

### **WC**

Low level WC, hand wash basin, double glazed window.

### **Room Two 11'8" x 9'11" (3.56m x 3.02m)**

### **Room Three 7'7" x 12'8" (2.31m x 3.86m)**

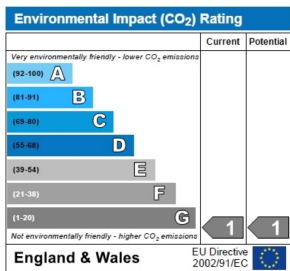
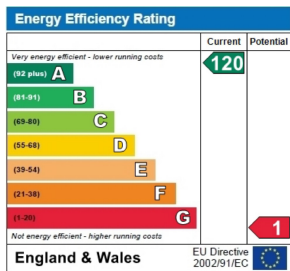
Laminate flooring.

### **Exterior**

Front: There is a car park to the front for multiple cars.

Rear: Small none overlooked outside private area at the back of the premises for fresh air.







## MEASUREMENTS

All measurements quoted are approximate.

## TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

## GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

## MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

## VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

**FOR A FULL LISTING OF ALL OUR PROPERTIES VISIT OUR WEBSITES AT  
[www.borronshaw.co.uk](http://www.borronshaw.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) & [www.propertyfinder.com](http://www.propertyfinder.com)**

